

**Meeting Minutes**  
**Plan & Zoning Commission Meeting**

Tuesday, April 21, 2026

Ankeny City Council Chambers, Second Floor  
1250 SW District Drive, Ankeny, Iowa

**CALL TO ORDER**

Chair Ted Rapp called the April 21, 2026 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

**ROLL CALL**

Members present: Ted Rapp, Randy Weisheit, Lisa West, Joseph Herst, Phil Tuning, Trina Flack and Todd Ripper. Staff present: Eric Jensen, Eric Carstens, Jake Heil, Laura Hutzell, Bryan Morrissey, and Alexa Middleton.

**AMENDMENTS TO THE AGENDA**

Motion by T. Flack to approve and accept the April 21, 2026 agenda without amendments. Second by P. Tuning. All voted aye. Motion carried 6 – 0.

**COMMUNICATIONS**

Email from Tim Wright, 10373 NW 42<sup>nd</sup> St, Polk City, IA 50226, stating his concern about the Moeckly Annexation. He expresses that his neighbors would be opposed to the annexation without assurances that no development would happen before the planned westward expansion of NW 18<sup>th</sup> Street to 415, as it has created a “cut through” situation in his neighborhood along 102<sup>nd</sup> Avenue that has become dangerous to pedestrians.

**CITIZEN’S REQUEST**

There were no requests.

**CONSENT AGENDA ITEMS**

**Item #1. Minutes**

Motion to approve and accept the April 7, 2026 minutes of the Plan and Zoning Commission meeting.

**Item #2. 1600 Se Corporate Woods Drive – 2026 Baker Group Additon Site Plan**

Motion to approve the site plan for 1600 SE Corporate Woods Drive, 2026 Baker Group Addition Site Plan,

**Item #3. Trailside at Trestle Ridge Plat 1 Final Plat and Site Plan**

Motion to approve the final plat and site plan for Trailside at Trestle Ridge

**Item #4. 3708 SE Convenience Blvd – Ankeny Regional Airport Construct Maintenance Building Site Plan**

Motion to approve the site plan for 3708 SE Convenience Boulevard, Ankeny Regional Airport Construct Maintenance Building.

Motion by R. Weisheit to approve the recommendations for Consent Agenda Items #1 - #4. Second by L. West. Motion carried 6 - 0.

**PUBLIC HEARINGS**

There were no public hearings.

**BUSINESS ITEMS**

**Item # 5. Request to rezone 16.62 acres from R-1, One-Family Residence District to R-3, Multiple Family Residence District, restricted to 12 units per acre and no apartments, by Hubbell Realty Company on behalf of the property owners, Richard H Meredith and Martha J Meredith Revocable Trust.**

Staff Report

L. Hutzell, City Staff, explained that tonight’s rezoning request is a continuation of the public hearing held on 4.07.26. She reminded the Commission that the site is in the NE quadrant of Ankeny, bordered on one side by NE Delaware Avenue, a main arterial street on the west, and by Interstate 35 to the east. She explained that the city’s Future Land Use Map has the land in question categorized as Medium Density Residential, in line with the applicant’s request to rezone to R-3, with restrictions. She summarized the April 7<sup>th</sup> public hearing and explained she would address the concerns that arose from the opposing comments.

Hutzell began with clarifications: the request is for rezoning only, meaning that the commission is only considering whether the proposed zoning is appropriate and consistent with the City's Comprehensive Plan. A detailed layout or concept design is not required at this stage. She reminded the Commission that, should the rezoning move forward tonight, it would proceed to City Council for an additional public hearing and a final decision. Then the project would advance to final platting and site plan approval, where a detailed concept would be reviewed and ultimately approved by the Commission. She went on to address the following concerns from the April 7<sup>th</sup> public hearing:

Community members who spoke in opposition thought the property should remain designated for single-family. L. Hutzell explained that, from a planning perspective, townhomes are an appropriate use for this location which, bounded by a main arterial street on the west and a major interstate to the east, is not well-suited to single family homes. She showed examples, showing how other single-family zoned neighborhoods have buffers, i.e. golf courses or creeks when they abut a major interstate or arterial roadway. Furthermore, she showed on two maps that two previous City of Ankeny Future Land Use Maps, one adopted in 1993 and another in 2003, earmarked this property for higher-density residential use than what is being proposed, not lowering its recommendation to medium-density use until 2010. Infrastructure in this area has been planned with this level of development in mind.

Another concern was related to trespassing at the private pond in the Fountain View Estates development. NE Delaware Avenue acts as a significant barrier between Fountain View Estates and the proposed development. The proposed development is expected to include its own stormwater feature and residents-only amenities like a clubhouse and pool, features which reduce the likelihood of them crossing the busy road to access private amenities. While concerns about trespassing are understandable, those issues are not something zoning regulations control. Management of the pond would remain with the HOA, with support from law enforcement if needed.

Increased traffic was also discussed. A Traffic Impact Study has been completed for the proposed medium-density development. Based on the study's findings, these increases are not anticipated to significantly affect the operation of the roadway or nearby intersections.

Drainage and stormwater management were also discussed at the public hearing. City engineers have reviewed the preliminary drainage plan. Runoff from the development will remain on the east side of Delaware and will not flow toward the existing neighborhood. The project will be required to comply with the City's stormwater standards, ensuring that post-development runoff rates do not exceed current conditions.

There were also questions about whether the townhomes would be rentals or owner-occupied. Zoning does not regulate ownership. While this request limits the type of housing to townhomes and does not allow for apartment complexes, the units themselves could be either rented or owned.

L. Hutzell went on to address questions about screening and the look of the development by showing image examples of how a medium density development, like the one proposed, might look and fit into the area. She highlighted some different townhouse exteriors and screening landscaping examples.

Staff finds that the rezoning request is consistent with the City's Comprehensive Plan and represents appropriate use of the property given its location and surrounding conditions.

Therefore, staff recommends that the Plan & Zoning Commission recommend approval to City Council for this request by Hubbell Realty Company on behalf of the property owners, Richard H. Meridith and Martha J. Meridith Revocable Trust to rezone 16.62 acres from R-1, One-Family Residence District to R-3, Multiple Family Residence District, restricted to 12 units per acre and no apartments.

P. Tuning commended L. Hutzell for how well she captured the public hearing in the approved April 7<sup>th</sup> minutes, as well as how thoroughly she addressed each of the concerns brought up at the public hearing.

R. Weisheit questioned if the Traffic Study anticipated a traffic light at the intersection. Hutzell replied that the study did not find a traffic light necessary at the intersection in question.

Motion by T. Flack to recommend City Council approval of the Request to rezone 16.62 acres from R-1, One-Family Residence District to R-3, Multiple Family Residence District, restricted to 12 units per acre and no apartments, by Hubbell Realty Company on behalf of the property owners, Richard H Meredith and Martha J Meredith Revocable Trust. Second by R. Weisheit. Motion carried 6-0.

**Item #6. Request by William Kimberley Development Corp. for 100% Voluntary Urbanized Annexation of property in the City of Ankeny (Moeckley)**

E. Jensen presented the staff report for this project. The 100% voluntary annexation request received is for a territory, one parcel, just under 40 acres (39.79 acres) adjacent to the City's northwest boundary, generally located north of NW 18<sup>th</sup> Street and west of NW Weigel Drive. The Ankeny 2040 Comprehensive Plan identifies the annexation area as suitable for low-density residential. Regarding utilities, water and sewer are adjacent to the property to the south. Staff recommends the Commission recommend that the City Council approve the Moeckly Farm Annexation 100% Voluntary Urbanized Annexation.

T. Rapp asked for clarification on the property to the west: is it unincorporated Polk County? E. Jensen confirms that is the case.

E. Jensen addressed the communication, received from Tim Wright (10373 NW 42<sup>nd</sup> St, Polk City), concerning the use of a cut-through from Highway 415. He explains that the extension of NW 18<sup>th</sup> through to Highway 415 is in the 5-year CIP, but the date of construction is very flexible. The Council reviews that plan annually. The construction could move up or move back, based on what happens with development.

Motion by P. Tuning to recommend City Council approval of the Moeckly Farms Annexation 100% Voluntary Urbanized Annexation. Second L. West. Motion carried 6-0.

T. Flack asked if the County is also using the cut-through to get into the City of Ankeny? E. Jensen replies that it's quite possible.

R. Weisheit asked for clarification: is that area to the west Polk City or Unincorporated Polk County? E. Jensen clarifies that it is County.

T. Rapp asked if, once expansion of NW 18<sup>th</sup> to Highway 415 is complete, will those areas that bound it be asked to voluntarily annex? E. Jensen replied that they would not be asked to annex.

T. Flack mentioned that her home is pictured on the presented map, and that her children go to Abbie Grove Elementary, which borders the annexation to the south. She thinks the expansion plans make sense, as we continue to build out the area.

Motion by P. Tuning to recommend City Council approval the Moeckly Farms 100% Voluntary Urbanized Annexation. Seconded by L. West. Motion carried 6-0.

**REPORTS**

**City Council Meeting**

E. Jensen reported on the April 20, 2026 City Council meeting.

**Director's Report**

E. Jensen presented the tentative agenda items for the Tuesday, May 5th, 2026 Plan and Zoning Commission meeting. He gave a presentation on the upcoming Zoning and Subdivision Code update.

**Commissioner's Reports**

There were no reports.

**ADJOURNMENT**

There being no further business, Chair T. Rapp adjourned the meeting. Meeting adjourned at 7:35 p.m.

Submitted by Alexa Middleton, Recording Secretary  
Plan & Zoning Commission