

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

Tuesday, May 19, 2026

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

**CALL TO ORDER**

Vice Chair Randy Weisheit called the May 19, 2026 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

**ROLL CALL**

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

**AMENDMENTS TO THE AGENDA**

Motion by T. Flack to approve and accept the May 19, 2026 agenda without amendments. Second by T. Ripper. All voted aye. Motion carried 6 – 0.

**COMMUNICATIONS**

Staff received no communications.

**CITIZEN'S REQUEST**

There were no requests.

**CONSENT AGENDA ITEMS**

**Item #1. Minutes**

Motion to approve and accept the May 5, 2026 minutes of the Plan and Zoning Commission meeting.

**Item #2. 1102 NW Weigel Drive – St. Luke the Evangelist Catholic School Building Addition (2026) Site Plan**

Consider MOTION to approve the site plan for 1102 NW Weigel Drive, St. Luke the Evangelist Catholic School Building Addition (2026), subject to recordation of the associated Stormwater Management Maintenance Area Easement document and approval of the associated Traffic Impact Study.

**Item #3. The Sloane Ankeny Final Plat and The Sloane Ankeny Site Plan**

Consider MOTION to recommend City Council approval of The Sloane Ankeny Final Plat; and recommend City Council authorization of cost-participation for the extension of sanitary sewer services to surrounding property owners in the amount estimated to be \$39,853.00 and cost-participation for sidewalk oversizing along NE Delaware Avenue estimated to be \$8,127.00

Consider MOTION to approve the site plan for The Sloane Ankeny, subject to recordation of The Sloane Ankeny Final Plat.

**Item #4. North Grove Plat 1 Final Plat**

Consider MOTION to recommend City Council approval of North Grove Plat 1 Final Plat

**Item #5. North Grove Plat 2 Final Plat**

Consider MOTION to recommend City Council approval of North Grove Plat 2 Final Plat.

**Item #6. First Street Commons Plat 5 Final Plat**

Consider MOTION to recommend City Council approval of the First Street Commons Plat 5 Final Plat.

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

**PUBLIC HEARINGS**

**Legacy Housby, LLC request to rezone 32.84 acres from R-1, One-Family Residence District to M-1, Light Industrial District.**

L.Hutzell presented the staff report. She explained that the applicant and property owner, Legacy Housby LLC, has proposed a rezoning of approximately 32.84 acres from R-1, One-Family Residence District to M-1, Light Industrial District. The area subject to the proposed rezoning consists of one parcel approximately 32.84 acres in size. The parcel is located north of SE 90<sup>th</sup> Street and east of SE Four Mile Drive, within the northeast quadrant of the intersection. Hutzell said that the subject property was annexed into the City of Ankeny on February 15, 2024, following approval by the City Development Board. She further explained that newly annexed property is automatically assigned the R-1, One-Family Residence District zoning designation upon incorporation into Ankeny city limits, as R-1 is the City's most restrictive zoning classification. Hutzell said that the proposed rezoning generally aligns with The Ankeny Plan 2040 Future Land Use Map, which defines a majority of the 32-acre parcel as being Light Industrial with an area of open space. She highlighted that the applicant was able to obtain 62% consenting signatures from adjacent property owners, meeting the requirement for a rezoning. She explained that City of Ankeny staff will listen to any comments or questions that are discussed during the public hearing and will present a complete staff report at the next Plan & Zoning Commission meeting on June 2, 2026.

Brent Culp, Snyder and Associates, 2727 SW Snyder Blvd, spoke on behalf of Legacy Housby, LLC. He explained that, due to the recent development of a data center near the area proposed to be rezoned, utilities have been run close and will be fairly easy to hook up to. He also mentioned that this proposed rezoning does match what has been laid out in the City of Ankeny's Comprehensive Plan.

Richard Groves, 5569 NE 29<sup>th</sup> Street, explained that his property is surrounded on three sides by the proposed rezoning. He questioned whether his R-1 property, surrounded by property zoned M-1, would lose value.

R.Weisheit explained that comments from tonight's hearing would be collected, and that City of Ankeny staff will prepare responses to questions and comments. This information will be provided to the public at the June 2<sup>nd</sup>, 2026 meeting of the Plan and Zoning Commission.

R.Groves explained that he feels he'll be in a bad spot when he goes to sell his property. He explained he has lived on the property for 40 years and is considering selling in the near future. He asked what his address would be.

L.Hutzell confirmed his property would have an Ankeny address, once readdressing has been completed.

E. Jensen explained that the City of Ankeny staff works with the post office on readdressing, but that the post office makes the decisions where address changes are concerned.

R.Groves asked what public works he would be in going forward.

E.Jensen replied that he would have Ankeny services.

R.Weisheit reiterated that questions and comments would be collected tonight, and that the City of Ankeny staff would prepare responses to share with the public at the June 2<sup>nd</sup>, 2026 meeting of the Plan and Zoning Commission.

T.Flack motioned to close the public hearing, and receive and file documents. Seconded by T.Ripper. All voted aye. Motion carried 6-0.

## **BUSINESS ITEMS**

There were no business items.

## **REPORTS**

### **City Council Meeting**

E.Jensen reported on the May 18, 2026 City Council meeting.

**Director's Report**

E.Jensen presented the tentative agenda items for the Tuesday, June 2nd, 2026 Plan and Zoning Commission meeting.

**Commissioner's Reports**

There were no reports.

**ADJOURNMENT**

There being no further business, Vice Chair R.Weisheit adjourned the meeting. Meeting adjourned at 6:45 p.m.

Submitted by Alexa Middleton, Recording Secretary  
Plan & Zoning Commission