

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

Tuesday, June 2, 2026

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

**CALL TO ORDER**

Chair Ted Rapp called the June 2, 2026 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

**ROLL CALL**

Members present: Randy Weisheit, Lisa West, Joseph Herst, Ted Rapp, and Todd Ripper. Absent: Trina Flack and Phil Tuning.

Staff present: Eric Jensen, Eric Carstens, Deb Gervais, Jake Heil, Laura Hutzell, Ryan Kirschman, Alexa Middleton, and Bryan Morrissey.

**AMENDMENTS TO THE AGENDA**

Motion by L.West to approve and accept the June 2, 2026 agenda without amendments. Second by T.Ripper. All voted aye. Motion carried 5 - 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 19, 2026 minutes of the Plan and Zoning Commission meeting.

**Item #2. Pine Lakes Estates Plat 3 Final Plat**

Consider MOTION to recommend City Council approval of the Pine Lake Estates Plat 3 Final Plat and recommend City Council authorization of cost participation in the amount of \$13,683.50 for the upsizing of 1,227 linear feet of 8' sidewalk and detectable warnings, and \$194,100 for 7,200 square yards of subbase and 3,470 linear feet of subdrain along local streets and subject to staff approval of the Plans for Public Improvements.

Motion by T.Ripper to approve the recommendations for Consent Agenda Items #1 - #2. Second by R.Weisheit. J.Herst, T.Ripper, R.Weisheit, and L.West voted aye. T.Rapp abstained. Motion carried 4-0-1.

**PUBLIC HEARINGS:**

There were no public hearings

**BUSINESS ITEMS:**

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

Laura Hutzell, City of Ankeny Staff, presented the staff report, beginning with the staff's recommendation that the Commission recommend City Council approval of the rezoning request by Tim Hogan of Hogan Law Firm, on behalf of the property owners, Legacy Housby, LLC, to rezone 32.84 acres from R-1, One-Family Residence District to M-1, Light Industrial District.

Hutzell described the location of the land in question. 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. She explained that the staff recommendation for the rezoning aligns with the City of Ankeny's Comprehensive Plan. The applicant was

able to obtain 62% of consenting signatures from adjacent property owners, meeting the requirement for a rezoning. For these reasons, she stated, staff recommends that the Commission recommends City Council approval for this rezoning.

Hutzell presented the City of Ankeny's responses to issues raised by the public at the May 19<sup>th</sup>, 2026 Public Hearing. She first addressed the concern about property values. As property values can be affected by many different factors, staff cannot definitively say whether the rezoning would increase or decrease the value of a specific property. However, she noted that the surrounding area already contains some business park and industrial-style development west of SE Four Mile Drive, and the subject property is located along an arterial roadway corridor that will continue to accommodate employment and industrial uses. She further explained that this rezoning does not approve a specific building or development plan. Any future development would still need to go through the city's site plan review process and comply with all applicable City development standards.

Next, Hutzell outlined the readdressing process that would be coordinated for the area. She also explained that the area in question is already receiving City of Ankeny services, as it is within City Limits.

Lastly, Hutzell stated the staff's conclusion, based on the factors outlined above, that the proposed rezoning of 32.84 acres from R-1, One-Family Residence District to M-1, Light Industrial District is appropriate. She reiterated the City of Ankeny staff's recommendation that the Plan & Zoning Commission recommends City Council approval of the request by Tim Hogan with Hogan Law Firm, on behalf of the property owners, Legacy Housby, LLC to rezone 32.84 acres from R-1, One Family Residence District to M-1, Light Industrial District.

T.Rapp called for questions, comments, or discussion. There being none, he entertained a motion.

Motion by T.Ripper to recommend City Council approval of the request by the applicant, Tim Hogan (Hogan Law Firm), on behalf of the property owner, Legacy Housby, LLC to rezone 32.84 acres from R-1 One Family Residential District to M-1, Light Industrial District. Second by L.West. All voted aye. Motion carried 5 - 0.

## **REPORTS**

### **Director's Report**

E.Jensen presented a report on the June 1, 2026 City Council Meeting, the tentative agenda items for the Tuesday, June 16, 2026 Plan and Zoning Commission meeting, and the May Building Permit Report. The public hearing was set for Tuesday, June 16, 2026 at 6:30pm to consider: Property owned by Bill Kimberley, LC., to be rezoned from R-1, One-Family Residence District to R-3, Multiple Family Residence District restricted to single family residential.

### **Commissioner's Reports**

There were no reports.

## **ADJOURNMENT**

There being no further business, Chair T.Rapp adjourned the meeting. Meeting adjourned at 6:40 p.m.

Submitted by Alexa Middleton, Recording Secretary  
Plan & Zoning Commission