

Meeting Minutes
Plan & Zoning Commission Meeting

Tuesday, June 16, 2026

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

CALL TO ORDER

Chair Ted Rapp called the June 16, 2026 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

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

Staff present: Eric Jensen, Eric Carstens, Ryan Kirschman, Alexa Middleton, and Bryan Morrissey.

AMENDMENTS TO THE AGENDA

Motion by T.Flack to approve and accept the June 16, 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 June 2, 2026 minutes of the Plan and Zoning Commission meeting.

Item #2. 2129 Hulsizer Road – Dohrn Transfer Addition Site Plan

Consider MOTION to approve site plan for the 2129 Hulsizer Road, Dohrn Transfer Addition 2026.

Motion by L.West to approve the recommendations for Consent Agenda Items #1 - #2. Second by P.Tuning. Motion carried 6-0.

PUBLIC HEARINGS:

Bill Kimberley, LC request to rezone 48.73 acres from R-1, One-Family Residence District to R-3, Multiple-Family Residence District Restricted to Single-Family Residential.

B.Morrissey presented the staff report for the City of Ankeny Staff. He began by outlining the location of the property in question, and explained that the applicant, Bill Kimberley, LC, is requesting to rezone property from R-1, One-Family Residence District to R-3, Multiple-Family Residence District Restricted to Single-Family Residential.

Morrissey explained that the area subject to the proposed rezoning consists of three parcels and totals approximately 48.73 acres in size. He described the location of the area, showing the audience that the subject area is generally located west of NE Delaware Avenue and north of NE 54th Street. A majority of the site is currently zoned R-1, One-Family Residence District; however, he pointed out that a small section of the property near the northwest corner was rezoned to R-3, Multiple-Family Residence District Restricted to Single-Family Residential during the Hope Kimberley Rezoning(s) in 2023.

Morrissey continued his report, describing the zoning of surrounding properties. Neighboring properties to the north, south, and west are zoned R-3, Multiple-Family Residence District Restricted to Single-Family Residential, while the properties to the east are zoned R-2, One-Family and Two-Family Residence District. He asserted that the Ankeny Plan 2040 Future Land Use Map classifies the subject area as being suitable for low-density development, which is a land use that is generally dominated by single-family detached

dwellings with a typical density of 1 to 5 units per acre. Figure 12.5 in the Ankeny Plan 2040 lists the R-3 zoning district as being partially compatible with the low-density land use classification; however, that does not take into account the single-family restrictions that are being proposed with this rezoning.

B.Morrissey informed the Commission and the audience that the applicant has submitted all required documents for the rezoning application, and that legal notice was given to surrounding property owners through a direct mailing, signage on the property, and a notice in the Des Moines Register, as required by the City of Ankeny's rezoning process.

B.Morrissey encouraged the Commission and audience to ask questions, explaining that City of Ankeny Staff would give their response to questions raised during the remainder of this public hearing at the July 7, 2026 meeting of the Plan and Zoning Commission.

No questions were asked at this time.

Erin Ollendike, 4121 NW Urbandale Drive, Urbandale, spoke on behalf of the property developer who is seeking the rezoning. Ollendike stated that she was present to answer any questions the Commission and audience might have.

No questions were asked at this time.

Debra Trowbridge, 5908 NE Terrace Ridge Drive, a property owner adjacent to the rezoning, asked about the naturalized area behind her property. She questioned whether that naturalized area would be preserved in the new development.

E.Ollendike spoke on behalf of the property owner, explaining that the developer intends to keep as many trees as possible in the naturalized area in question.

T.Rapp clarified for the audience that the Commission is not weighing in on land use at this time, but is considering only the question of the rezoning from R-1, One-Family Residence District to R-3, Multiple-Family Residence District, Restricted to Single Family Residential.

Debby Hudson, 1202 NE 51st Street, explained that she has purchased land at 5904 NE Terrace Ridge Drive, which backs up to the naturalized area. She also questioned whether the naturalized area would be preserved, mentioning that she would not want to move forward with building on the lot, were development to impact the view out the backside of her lot. D.Hudson explained she worries that development of the naturalized area will reduce the value of the homes and lots that back up to it on NE Terrace Ridge Drive.

Motion by T.Flack to close the public hearing, and receive and file documents. Second by P.Tuning. Motion carried 6-0.

BUSINESS ITEMS:

There were no business items.

REPORTS

Director's Report

E.Jensen presented the tentative agenda items for the Tuesday, July 7th, 2026 Plan and Zoning Commission meeting.

The public hearing was set for Tuesday, July 7th, 2026 to consider:

A proposed ordinance to repeal and replace Chapters 190-197, Chapter 200, and the Official Zoning Map of the Municipal Code of the City of Ankeny.

Commissioner's Reports

There were no reports.

ADJOURNMENT

There being no further business, Chair T.Rapp adjourned the meeting. Meeting adjourned at 6:43 p.m.

Submitted by Alexa Middleton, Recording Secretary
Plan & Zoning Commission