



ZONING BOARD OF ADJUSTMENT

**Meeting Agenda
Tuesday, July 7, 2026
5:00 PM**

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

Matt Ott, Chair
Jeffrey Baxter, Vice Chair

Nichole Sungren

Eric Strom

Brett Walker

Zoning Board of Adjustment regular meetings are held at 5:00 p.m. on the first and third Tuesday of each month, following the Monday City Council meetings. All Board of Adjustment meetings are open to the public. Assistive Listening Devices (ALD) are available for persons with impaired hearing.

CALL TO ORDER

A. ROLL CALL:

B. AMENDMENTS TO AGENDA:

C. MINUTES:

Minutes of the May 19, 2026, regular meeting

Consider MOTION to approve and accept the May 19, 2026 minutes with/without amendments.

D. COMMUNICATIONS:

E. BUSINESS ITEMS:

F. PUBLIC HEARINGS:

#26-07

Greg Manatt

***for property located at
5825 N Ankeny Blvd***

RE: Variance - Pool Fence

WITHDRAWN #26-08

Scott Stanley and Dawn Santa Maria

***for property located at
3104 SW 26th Street***

RE: Variance - Shed

G. OLD BUSINESS:

H. NEW BUSINESS:

Renewed Special Use Permits

#16-16 Guadalajara Mexican Restaurant, 202 SE Delaware Ave.

#21-06 El Molcajete 301 E 1st Street.

#21-13 Fiesta Jalapeno Mexican Restaurant, 1975 N Ankeny Blvd, Unit 113

I. REPORTS:

J. ADJOURNMENT:

Motion to adjourn