



PLANNING AND ZONING COMMISSION AGENDA
TUESDAY – JANUARY 13, 2026 – 6:00 P.M.
**WAUKEE CITY HALL, CITY COUNCIL CHAMBERS, 230 W. HICKMAN
ROAD, WAUKEE, IA 50263**

In accordance with Iowa Code Sections 21.4(1)(b) and 21.8, this meeting of the Waukeee Planning & Zoning Commission will be conducted with two different options for public participation: 1) Members of the public wishing to attend in person may do so in the Council Chambers at Waukeee City Hall. 2) Members of the public wishing to participate electronically may do so via Zoom at the following link or phone numbers:

<https://zoom.us/j/814934082>
Meeting ID: 814-934-082

Or by phone:

+1 646-558-8656 or
+1 312-626-6799 or
+1 301-715-8592

Please contact the Community Development Department at 515-978-9533 or akass@waukeee.org if you have questions or electronic accessibility issues.

1. Roll Call
2. Agenda Approval
3. Approval of the November 25, 2025 Meeting Minutes
4. Open Forum
5. **MOTION:** Approval of a Rezoning related to a change from A-I [Agricultural District] to C-I [Community and Highway Service Commercial District] (Orange Commercial Development)
6. **MOTION:** Approval of a Rezoning related to a change from A-I [Agricultural District] to K-RC [Kettlestone Retail Community District] (B. Krumm Farms)
7. **MOTION:** Approval of a Rezoning related to a change from C-IA [Neighborhood Commercial District] to C-I [Community and Highway Service Commercial District] (WCSD Admin Building Expansion)
8. **MOTION:** Approval of a Rezoning related to a change from R-4 [Row Dwelling and Townhome Dwelling District] / PD-I [Planned Development Overlay] to R-4 [Row Dwelling and Townhome Dwelling District] / PD-I [Planned Development Overlay] (Vintage Estates of Waukeee)
9. **MOTION:** Approval of a Preliminary Plat for Big O Tires
10. **MOTION:** Approval of a Final Plat for Autumn Ridge Plat 2
11. New Business
12. Adjournment

PUBLIC NOTICE IS HEREBY GIVEN that the above mentioned governmental body will meet at the said date, time and place. Pursuant to §21.4(2) of the *Code of Iowa* (2024), the City has the right to amend this agenda up until 24 hours before the posted meeting time. The City of Waukeee is pleased to provide accommodations to disabled individuals or groups and encourages their participation in city government. Should special accommodations be required, please contact the Community Development Department at least 48 hours in advance at 515-978-9533 or email akass@waukeee.org to have reasonable accommodations provided.

*Pursuant to §21.2 of the Code of Iowa (2024), the term “meeting” is defined as “a gathering in person or by electronic means, formal or informal, of a majority of the members of a governmental body where there is deliberation or action upon any matter within the scope of the governmental body’s policy-making duties.” This is not a planned regular or special meeting of the Waukeee City Council. It is, however, a meeting of the Planning & Zoning Commission where three or more council members may be present and where policy may be discussed. If such a meeting shall take place, “the nature of the good cause justifying the departure from the normal requirements (of 24 hr notice by posting) shall be stated in the minutes.”