

PKts. 10/22/21

18 Oct 2021

**Northwood/Overland Heights Neighborhood Association Ames, IA**

**RE: Current zoning of Grove Ave**

To: Mayor and City Council Ames, IA  
City Manager and Staff Ames, IA

We, the association, request that the Ames city manager, staff, mayor, and city council discuss the current zoning of Grove Ave.

The association met for our annual gathering on 10 Oct 2021. During open topics we heard from Robert Long (3124 Grove) regarding his concern about Grove Ave zoning. He explained his concerns with the High Density zoning currently in place on the west side of Grove. He informed us that he had reached out to the city regarding this issue and that it was dismissed. A motion was put forward to formally ask the city to re-zone the west side of Grove Ave from high density residential to medium density residential. The motion passed unanimously.

If we understand correctly, the High Density zoning on the west side of Grove Ave. allows for mixed use of commercial and residential. We now have an idea of what that means by the development going up at the former Mary Kay's Café and flower shop. Under this zoning there is no buffer in place between possible high traffic commercial and low density residential that the east side of Grove Ave is zoned.

Our request is to begin the process for the re-zoning of the west side of Grove Ave from high density residential to medium density residential. We believe this change would have NO impact on current property owners and would only prevent future conflicts with how the neighborhood has been built out.

Thank you

Northwood/Overland Heights Neighborhood Association  
Leo Milleman primary contact 3112 Northwood Dr (515-232-2210)  
Judy Strand secondary contact 3132 Northwood Dr  
Bob Long tertiary contact 3124 Grove Ave (515-232-2801)

**NORTHWOOD NEIGHBORHOOD ASSOCIATION MEETING:  
OVERLAND HEIGHTS**

**October 10, 2021: Joy Circle  
4pm  
By Leo Milleman MD  
3112 Northwood Dr.  
Ph: H: 232 2210**

### **AGENDA**

**I. Review of previous minutes:**

**Due to Covid there were no face to face meetings in 2020:**

**A sidewalk driveway coffee and donut meeting and get together was held at the Thomas's in late Spring 2021: outside event. Rain developed forcing some inside. Main topic was just a hello to everyone and getting to see our neighbors face to face. Vaccinations for Covid were discussed.**

**Welcome Neighbors and new attendees**

**II. Treasurers report:**

**The funds in the treasury remain unchanged at 0.**

**Our association has no dues or fees by voted action**

**Free will contributions for memorials or neighborhood improvements have been collected from time to time.**

**III. OLD BUSINESS**

**Sherwin Williams decided not to pursue locating a new business in our neighborhood  
OTHER OLD BUSINESS?**

**IV: NEW BUSINESS**

**Reports: Mary Kays flower shop sale and sight renovation: John/Judy Strand  
Zoning : Letter to our ward REP: BOB LONG**

**Letter Re: town budget meeting 7PM Thursday Nov 4 from city manager  
Steve Shinker. Request members to attend to plan for city budget  
Leo Milleman**

**Leo Milleman discussed erosion issues Skunk River/ trails and walkers**

**Other Items: Stolen 2 wheel trailer:Millemans—Stolen bicycle: Thurmond**

**V. Potluck meal and : thank you to organizers: Longs/Stands et al**

**VI. General discussion of neighborhood ecology:**

**Lots of deer**

**Some local venison shared with the neighbors**

**Coyote issues**

**Floweres or art work for "circles"...**

**Social discussion**

**VII. Planned next meeting: Hosts/sight**

**Viii: Election of officers or representatives: ADJOURN**

**NORTHWOOD OVERLAND HEIGHTS MINUTES  
OCTOBER 10, 2021**

**Attendance: approximately 35 residents: Joy Circle**

**A consent agenda was prepared and presented and approved unanimously....meeting called to order by president Leo Milleman. 4:30 pm. Agenda attached.**

**There were no past minutes as there were no 2020 meetings due to covid.**

**There was a spring outside driveway coffee and donut social in May 2021 at the Thomas's. A fall pot luck was planned w hosts Strands and Longs at Joy circle.**

**Treasurer Report: Funds are 0. No income, no expenses. No dues are collected and a unanimous hand vote taken to maintain this policy. Free will offerings have been taken up from time to time to buy a memorial for special occasions in the neighborhood...For example the sitting bench in Joy Circle.**

**OLD BUSINESS:**

**Sherwin Williams Paint store elected not to build along Grove Ave and has moved to East Ames. Truck traffic would have occurred along residential Grove should it have occurred....residents thus opposed its location in our neighborhood.**

**NEW BUSINESS:**

**I. ZONING**

**Bob Long made a presentation to discuss zoning in our neighborhood specifically along Grove street and HWY 69. It is our understanding that this area is officially zoned HD. It currently does have some one story apartments. Mr. Long had spoken to our city council representative and to neighborhood planning requesting city staff look into this zoning and specify what would need be done to rezone it...suggesting the neighborhood does not wish HD zoning in this area.**

**After several months waiting city staff communicated to Mr. Long that no action was taken as this was just a request by one person, not a group or neighborhood.**

**John and Judy Strand discussed the on going construction of light office space and apartments that have replaced Mary Kays Flower shop and restaurant along Grand Ave and his back yard. This is an HCS project. Neighbors agreed cosmetically it is looking nice and construction management has so far been congenial....on the other hand they were not offended by the previous Mary Kays in the neighborhood.**

**Bob Long with input from various neighbors discussed zoning further. WE believe Grove ST is zoned HD which would allow for business development and more dense populace, building, traffic and parking. Current facilities on this street comply with the definition of medium density (small apartments) and residential. After discussion it was moved by Long and seconded by Darrell and Deb Thurmond to request a letter be sent on behalf of the entire NORTHWOOD OVERLAND HEIGHTS ASSOCIATION penned by Bob Long and signed by president Leo Milleman.....TO request city staff explore and rezone Grove St to Medium Density. This motion was passed unanimously.**

(the intent is to prevent a future encounter by some business entity to encroach on a residential neighborhood.....a preventive action measure that complies with what already exists along Grove Street, such as the Sherwin Williams discussion in old business above and prompted by the new office/apartment complex under current construction. )

**II. SKUNK river erosion:**

Leo Milleman , Lees, Calhouns discussed erosion noted along the Skunk river in our back yards. The city did stabilize the banks behind Inez Grove and Homewood. However upstream erosion has become severe and we believe could eventually cut through private farm land and parks and completely bypass the city and its developments along the current river channel.(EG Riverside Park) Could city staff help us seek bank/erosion stabilization and help with funds or direct us to the proper channels. Voted to have Liz Calhoun, Leo Milleman discuss this further with city staff. Passed unanimously

**III. Stolen property:** Millemans reported the theft of a two wheel trailer behind the Habitat for humanity facility along w various campers, trash, and minor vandalism in that area to and including a sandbar on the river. Thurmond reported the theft of a bicycle from their front yard.

**IV. Observations:** More wildlife is being noted along the residential streets. A bob cat was spotted on Northwood drive, Deer are a common occurrence, a young fawn in Calhouns back yard. Coyotes have been spotted along Northwood and along city streets in the area. The usual deer, rabbits, coons, opossums.

**V. Marie and others suggest we approach the city art committee to see if funds would be available for a sculpture or work of some type for one of our circles..perhaps a wildlife theme** Milleman will look into it.

**VI. Officer elections: All offices to remain the same: Milleman, Strands, Longs:**

**Adjournment at 5 pm and all enjoyed a potluck social and barbecue: Adjourned at 7 pm.**