

**MINUTES
CITY OF AMES
PLANNING AND ZONING COMMISSION**

Date: July 1, 2009	Norman Cloud	2010
	Keith Barnes, Chairperson	2010
Call to Order: 7:00 p.m.	Kori Heuss, Vice-Chairperson	2011
	Jeff Johnson	2011
Place: Ames City Hall	Justin Platts	2012
Council Chambers	*Chuck Jons	2012
	Elizabeth Beck	2012
Adjournment: 7:21 p.m.		
	*Absent	

MAJOR TOPICS DISCUSSED:

1. Rezoning of Property Located at 601 South 16th Street from F-PRD (Floating-Planned Residence District) to HOC (Highway-Oriented Commercial)
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CALL TO ORDER: Keith Barnes, Chairperson, called the meeting to order at 7:00 p.m.

APPROVAL OF AGENDA:

MOTION: (PLATTS/HEUSS) to approve the Agenda for the meeting of July 1, 2009.

MOTION PASSED: 6-0

APPROVAL OF THE MINUTES OF THE MEETING OF JUNE 3, 2009:

MOTION: (CLOUD/JOHNSON) to approve the Minutes of the meeting of June 3, 2009.

MOTION PASSED: 6-0

PUBLIC FORUM: There were no public comments.

Rezoning of Property Located at 601 South 16th Street from F-PRD (Floating-Planned Residence District) to HOC (Highway-Oriented Commercial)

Sam Perry, Planner, gave an overview of the proposed rezoning. Approval of the proposed rezoning of 5.14 acres at 601 South 16th Street from F-PRD to HOC is recommended.

Scott Renaud, FOX Engineering, 1601 Airport Road, representative for the applicant, Mark Anderson, Fairway Suites, was present to answer any questions the Commission may have. Mr. Renaud stated that they are in agreement with the staff's recommendation of approval.

Norman Cloud asked if there is a waiting list for people that have made deposits on the potential units that are yet to be developed.

Elizabeth Beck asked if there are some structural ideas of where the entrances and exits are going to be on this site – will they come off of Grand or off of South 16th Street.

Ms. Renaud said yes they do have some ideas; however, they do have some concerns with this because Grand Avenue will not exist for some time. He explained that they may end up using the driveway that goes into the Coldwater Golf Links golf course, or will have a separate entrance/exit on South 16th Street, which has yet to be negotiated with the City.

Matt Randall, Randall Corporation, 420 South 17th Street, Ames, representative for the applicant, Mark Anderson, Fairway Suites, explained that they do not have a waiting list of potential lots sold that Mr. Cloud was inquiring about.

MOTION: (CLOUD/HEUSS) to accept Alternative #1, which states:

The Planning and Zoning Commission can recommend that the City Council approve the proposed rezone of 5.14 acres at 601 South 16th Street from F-PRD (Floating-Planned Residence District) to HOC (Highway Oriented Commercial).

MOTION PASSED: 6-0

COMMISSION COMMENTS: Jeff Johnson mentioned the newspaper article in *The Tribune* dated July 1, 2009, pertaining to Ames' population growth, which plays right into the conversations the Commission has been having about growth.

Mr. Johnson then referenced the newspaper article in *The Des Moines Register* dated June 28, 2009, pertaining to the next gubernatorial election and what the vision is for Iowa. He said many of our conversations about the lack of a vision for Ames are embedded in this article.

Mr. Johnson stated that these are very good articles for the conversations that we have been having, and have forwarded them to City Manager Schainker and others in the City.

Staff will forward these articles to the Commission via e-mail.

STAFF COMMENTS: Staff reviewed the tentative agenda for the meeting of July 15, 2009.

Sam Perry updated the Commission on a possible Zoning Ordinance text amendment pertaining to source water protection and removing the requirement for storm water detention if a development is near the City's wellheads and aquifers. This item will be coming to the Commission at a future meeting once it is referred by the City Council.

With no further business coming before the Commission, the Chair declared the meeting adjourned at 7:21 p.m.

Cindy L. Hollar, Secretary
Department of Planning & Housing

Keith Barnes, Chairperson
Planning & Zoning Commission

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