

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

Date: December 16, 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: 7:50 p.m.

All Members Were Present

**MAJOR TOPICS DISCUSSED:**

1. Preliminary Plat/Major Site Development Plan Amendment for Somerset Subdivision for a Commercial Development at Stange and Northridge Parkway
  2. Discussion of Planning & Zoning Commission Priorities
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**CALL TO ORDER:** Keith Barnes, Chairperson, called the meeting to order at 7:00 p.m.

**APPROVAL OF AGENDA:**

MOTION: (JONS/PLATTS) to approve the Agenda for the meeting of December 16, 2009.

MOTION PASSED: 7-0

**APPROVAL OF THE MINUTES OF THE MEETING OF DECEMBER 2, 2009:**

MOTION: (HEUSS/CLOUD) to approve the Minutes of the meeting of December 2, 2009.

MOTION PASSED: 7-0

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**PUBLIC FORUM:** There were no public comments.

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**Preliminary Plat/Major Site Development Plan Amendment for Somerset Subdivision for a Commercial Development at Stange and Northridge Parkway**

Charlie Kuester, Planner, gave an overview of the proposed revision to the approved Major Site Development Plan/Preliminary Plat for the Somerset Subdivision. The applicant is seeking an update to the Major Site Development Plan and Preliminary Plat to allow for the creation of three lots for commercial buildings. A fourth lot will create a shared parking area to serve the Somerset commercial properties. Staff recommends approval of the proposed Major Site Development Plan and Preliminary Plat for Somerset Subdivision Twenty-Fourth Addition subject to the following conditions:

- a. The submittal of information that the dumpster screening is gated, is six-feet in height, and is of a material that is 100 percent sight obscuring.
- b. The submittal of the COSESCO paperwork prior to excavation.
- c. The correction of the plan to indicate that the proposed dumpster location will be PCC.

Chuck Jons asked if there would be an adequate water supply for the red oak trees that are proposed to be planted within the right-of-way along Stange Road. He suggested that staff check with the Horticulture Department to see if these trees can survive in these areas.

Chuck Winkleblack, Hunziker & Associates, 105 South 16<sup>th</sup> Street, Ames, applicant, addressed the Commission regarding the condition pertaining to the correction to the plan to indicate that the proposed dumpster pad will be identified as Portland Cement Concrete (PCC). He indicated that this correction will be made to the plan. Mr. Winkleblack then spoke to the Commission regarding the condition pertaining to the dumpster screening. He stated that the gates on dumpster enclosures do not last more than 2-3 years, but it is their intention to hide the dumpster as much as possible without a gate attached.

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

The Planning and Zoning Commission can recommend that the City Council approve the Major Site Development Plan and Preliminary Plat for Somerset Subdivision Twenty-fourth Addition, located at 2630 Stange Road, based upon staff's findings and conclusions and subject to the following conditions:

- a. The submittal and information that the dumpster screening is gated, is six-feet in height, and is of a material that is 100 percent sight obscuring.
- b. The submittal of the COSESCO paperwork prior to excavation.
- c. The correction of the plan to indicate that the proposed dumpster location will be PCC.

MOTION PASSED: 7-0

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### **Discussion of Planning & Zoning Commission Priorities**

Steve Osguthorpe, Director, mentioned that the Council's goal setting session is scheduled for January 8 and 9, which doesn't give the Commission much time to consider and coordinate its priorities for the Council retreat. He reminded the Commission that its priorities last year were primarily based upon a review of the Land Use Policy Plan. He said many of the items on last year's list may be related to the numbers that were shared with the Commission during the most recent Land Use Policy Plan data report. He stated that at the January 6 Commission meeting, staff will provide information regarding possible sections of the Land Use Policy Plan that may be pertinent to the data that was recently shared with the Commission, which could identify other items that the Commission may want to consider as part of its priorities.

Chuck Jons said he thinks the Commission did a good job of listing its priorities last year, and suggested that the existing list be resubmitted to the City Council with no ranking of importance.

Ms. Beck said what Chuck is suggesting is that we resubmit the existing priorities. She said the Commission can make an addendum to that list if needed after the January 6 Commission meeting.

Keith Barnes said it makes sense that this information be provided to the City Council soon so that they have a chance to study it, as long as they know there may be some additional input coming from the Commission related to the data.

Kori Heuss recalled that we as a Commission decided to forward just one recommendation to the Council last year. She said she also recalls that there were some items on the list that she personally didn't agree with, but was comfortable that the City Council could get a feel for what we as a Commission were struggling with if they decided to put some energy around those items for a discussion as a group.

Mr. Barnes said this has kind of fallen into place nicely; the comments from last year are still very germane today.

Norman Cloud recalled that during our discussion last year, we kept coming back to the fact that the Land Use Policy Plan makes forecasts about what we are supposed to do but we didn't have any data to where we were along that path. He said getting the data will help us see some trends of what has happened and where we need to focus. He said this list is still good and doesn't think we should change it when we are just getting into the meat of it.

Ms. Beck said she thinks we knew last year that this wasn't going to be a one year process.

Mr. Osguthorpe said the Commission's priorities will be forwarded to the Council with a cover memo that will explain that these are the Commission's recommendations, and that additional items may be coming based upon the Commission's additional review at its January 6 meeting.

MOTION: (BECK/CLOUD)

The Commission requests that the attachments to the December 11, 2009 memo be forwarded to the City Council for review prior to its goal setting retreat scheduled for January 8 & 9. It is noted that this list may have additional information based on any updates and data relative to the Land Use Policy Plan review by the Commission at its meeting scheduled for January 6.

MOTION PASSED: 7-0

The Commission requested that this document, along with a cover memo, be sent to the Council as soon as possible.

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COMMISSION COMMENTS: The Commission wished everyone a Happy Holiday.

Jeff Johnson reminded staff that the Commission requested information on if the employment numbers in the Land Use Policy Plan data check took into account the number of people who are working multiple jobs.

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STAFF COMMENTS: Staff reviewed the tentative agenda for the meeting of January 6, 2010.

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With no further business coming before the Commission, the Chair declared the meeting adjourned at 7:50 p.m.

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Keith Barnes, Chairperson  
Planning & Zoning Commission

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Cindy L. Hollar, Secretary  
Department of Planning & Housing