

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

Date: July 21, 2010	Kori Heuss, Chairperson	2011
	Jeff Johnson	2011
Call to Order: 7:00 p.m.	Debra Lee	2012
	*Chuck Jons	2012
Place: Ames City Hall	Elizabeth Beck, Vice-Chairperson	2012
Council Chambers	Norman Cloud	2013
	Mark Stenberg	2013
Adjournment: 7:10 p.m.		
	*Absent	

**MAJOR TOPICS DISCUSSED:**

1. Preliminary Plat for Timber Road Estates
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CALL TO ORDER: Kori Heuss, Chairperson, called the meeting to order at 7:00 p.m.

**APPROVAL OF AGENDA:**

MOTION: (BECK/STENBERG) to approve the Agenda for the meeting of July 21, 2010.

MOTION PASSED: 6-0

**APPROVAL OF THE MINUTES OF THE MEETING OF JUNE 16, 2010:**

MOTION: (CLOUD/STENBERG) to approve the Minutes of the meeting of June 16, 2010.

MOTION PASSED: 6-0

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

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**Preliminary Plat for Timber Road Estates**

Charlie Kuester, planner, gave an overview of the proposed preliminary plat for Timber Road Estates, which is a proposed subdivision of six lots for single family detached residences located on Timber Road, approximately one mile south of Ames and approximately two miles east of Kelley. The property is 19.48 acres in size. The lots range in size from 1.31 acres to 6.29 acres.

The proposed subdivision creates lots for six new homes within unincorporated Story County. Since it is within the Rural Residential designation of the *Ames Urban Fringe Plan*, the City's expectation is that it is unlikely that the City will annex this area within the time horizon of the Plan. In such instances, the policy of the *Ames Urban Fringe Plan* is that the City will waive its design and improvement standards and defer to the standards of Story County. However, the City still retains approval authority.

The City planning efforts have identified this area as one in which annexation is not anticipated and has therefore waived its design and improvement standards. The owner has submitted the signed covenants necessary for the City Council to consider the preliminary plat request. In all

other respects, the requirements of the City subdivision regulations have been met. Therefore, it is the recommendation of the Department of Planning and Housing that the Planning and Zoning Commission recommend that the City Council approve the preliminary plat for Timber Road Estates.

Jared Willis, 2233 McKinley Court, Ames, Iowa, representing the applicants, Ronald and Jean Finch, was present to answer any questions the Commission may have.

MOTION: (JOHNSON/STENBERG) to accept Alternative #1, which states:

The Planning and Zoning Commission recommends that the City Council approve the preliminary plat for Timber Road Estates.

MOTION PASSED: 6-0

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COMMISSION COMMENTS: There were no Commission comments.

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STAFF COMMENTS: Charlie Kuester informed the Commission that the City Council's priority session is tentatively scheduled for August 16, 2010.

The tentative agenda for the meeting of August 4, 2010 was reviewed.

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With no further business coming before the Commission, the Chair declared the meeting adjourned at 7:10 p.m.

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Kori Heuss, Chairperson  
Planning & Zoning Commission

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Cindy L. Hollar, Recording Secretary  
Department of Planning & Housing