

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

Date: June 20, 2012

Call to Order: 7:00 p.m.	Norman Cloud, Chairperson	2013
	Jeff Johnson	2014
	*Troy Siefert	2014
Place: Ames City Hall	*Debra Lee, Vice Chairperson	2015
Council Chambers	Rob Bowers	2015
	Yvonne Wannemuehler	2015
Adjournment: 7:42 p.m.	*Absent	

MAJOR TOPICS DISCUSSED:

1. Preliminary Plat for South Fork Subdivision
2. Suburban Residential Master Plan for South Fork Subdivision

CALL TO ORDER: Norman Cloud, Chairperson, called the meeting to order at 7:00 p.m.

APPROVAL OF AGENDA:

MOTION: (Wannemuehler/Johnson) to approve the Agenda for the meeting of June 20, 2012.

MOTION PASSED: 4-0

APPROVAL OF THE MINUTES OF THE MEETING OF JUNE 6, 2012:

MOTION: (Bowers/Johnson) to approve the Minutes of the meeting of June 6, 2012.

MOTION PASSED: 4-0

PUBLIC FORUM: There were no public comments.

Preliminary Plat and Suburban Residential Master Plan for South Fork Subdivision

Charlie Kuester, Planner, stated that the request is for an amendment to the existing preliminary plat and master plan for South Fork Subdivision. Most of the subdivision has been final platted, including a number of apartments and single family homes. The original plan was approved in 2001 and three final plats have subsequently been approved. Three large outlots remain in the subdivision. The developer is proposing to update the master plan and preliminary plat to reflect some changes that have occurred in the past, and also some changes that will occur in the future.

Mr. Kuester explained that the proposal is to remove the outlot located at the south end, which was originally planned for storm water detention, and create two buildable lots, this would maintain the storm water detention area at the south end. The lot at the far west end, is being extended and will still have the environmental easement, but will be part of the lot rather than the outlot. Because of the zoning, a master plan must be approved concurrently with the

preliminary plat. The submittal requirements for a master plan and preliminary plat are slightly different; however, they are similar enough that in this instance, the same document suffices to serve both purposes.

Mr. Kuester discussed the maintenance issues of the detention pond. The developer has proposed to take Outlot F and split it into 2 buildable lots, known as lot 151 and lot 152. The City will retain a maintenance easement for the detention pond, but the owner of that lot will be responsible for lawn care and picking up trash. This option is acceptable to the City as well as the developer. There have been some other changes that have occurred which are different than the approved plat. The location of the bike path has changed to the front of the lots, and then cuts to the back near the creek. When it is final platted, there will be a walkway easement placed on the lot.

Mr. Kuester explained that all relevant components of the City Municipal Code have been met with this plan. There was a development agreement established in 2001, as part of the original approval of this preliminary plat. Most of the provisions on the development agreement remain enforced and are still applicable; however, the requirement in the existing development agreement about the future of Outlot F will need to be updated. Staff finds all requirements of the subdivision ordinance have been met and the Land Use Policy Plan designation of Village Suburban Residential supports the proposed subdivision. The specific requirements for the disposition of Outlot F have been resolved in a way that the City's interest will be taken care of by having a responsible party undertake the care of the area around the storm water detention pond, with the City of Ames retaining responsibility of long term maintenance.

The department recommends, that based on the findings of facts and conclusions, the Planning and Zoning Commission act in accordance with Alternative 1, approve the preliminary plat and master plan with the noted conditions.

Rob Bowers asked if taking care of mowing and cleanup of the detention pond area on Outlot F would put a liability on the homeowner. Mr. Kuester stated that it would indeed be the liability of the home owner.

Mr. Bowers asked if there are any similar situations in Ames. Mr. Kuester said he knows other situations where homeowner's associations have the liability of a detention pond. A discussion ensued regarding different situations throughout the City where there is a detention pond similar to this.

Norman Cloud asked who would be responsible for lot 152 before it is occupied. Mr. Kuester said it would be the current owner's responsibility, which is the developer.

Yvonne Wannemuehler asked if the streets that just end would remain that way in the future. Charlie said they intend to extend Dotson down to Mortensen Road and there will be a traffic light at that intersection. Cochrane may be realigned in the future, but there is concern about the amount of traffic that may be going down this road to an uncontrolled intersection at Cochrane and South Dakota. There may be some design changes reflected in a future amended plat.

Mr. Cloud asked whether or not it came to the Commission for approval of the earlier changes. Mr. Kuester stated that it came through in 2001 for the original preliminary plat and master plan. He discussed the process of preliminary plat approval. Mr. Cloud also asked what the reasoning of the expansion of lot 114 was. Mr. Kuester said the developer will speak to that.

Mr. Bowers asked about the responsibility of the homeowners to maintain Outlot F and whether or not they receive prior notice before purchasing the lot. Mr. Kuester said the homeowner would be responsible to do their due diligence.

Keith Arneson, developer, 4114 Cochrane Pkwy, spoke. He said the neighborhood is an infill parcel; it's not new lands and therefore utilities surround it on three sides. The price points will be very diverse therefore he thinks the project is worthy of moving forward. Lot 114 is reserved and the buyer requested it be platted differently to include a tree on the other side of the stream just outside of the originally platted parcel. He said that potential buyers have been raising the issue of the detention pond. He believes there is a buyer out there who will step forward and take on the responsibility of the detention pond.

Mr. Cloud asked how deep the pond is. Mr. Arneson stated that he has been maintaining the detention pond area himself, but is unsure of the depth of the pond.

Nate Easter, Bolton Menk, 2730 Ford Street, spoke about the specifics of the detention pond.

There was discussion about the pond being an attractive feature to draw buyers to these lots.

MOTION: (Bowers/Wannemuehler) to accept Alternative #1, which states:

The Planning and Zoning Commission can recommend that the City Council approve the revised Preliminary Plat and Master Plan for South Fork Subdivision, as illustrated on Attachment A, based upon the findings of facts and conclusions in this report, conditioned on:

- a) updating the lot numbering of those lots which have not yet been final platted to consecutive numbers, and
- b) placing an amended Development Agreement before the City Council prior to action on this amendment to the Preliminary Plat and Master Plan to address the requirement that Outlot F was to have been combined with Lot 2 of Willow Creek Fourth Subdivision, and
- c) amending the description of the walkway easements between Lots 108 and 109 and between Lots 112 and 113 as "public walkway easement."

MOTION PASSED: 4-0

COMMISSION COMMENTS: There were no Commission Comments

STAFF COMMENTS:

Mr. Kuester discussed the meetings scheduled for the amendments to the Land Use Policy Plan. The open house is June 21, 2012, and the workshop is June 28, 2012.

Staff reviewed the tentative agenda for the meeting of July 5, 2012. Mr. Cloud pointed out that the July 5 meeting is a Thursday meeting.

MOTION TO ADJOURN:

With no further business coming before the Commission, the Chair declared the meeting adjourned at 7:42 p.m.

Norman Cloud, Chairperson
Planning & Zoning Commission

Melissa DeBoer, Recording Secretary
Department of Planning & Housing