

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

Date: April 17, 2013

	Debra Lee, Chairperson	2015
	Julie Gould	2016
Call to Order: 7:00 p.m.	Jeff Johnson	2014
	*Troy Siefert	2014
Place: Ames City Hall	Rob Bowers, Vice Chairperson	2015
Council Chambers	Yvonne Wannemuehler	2015
	John Tillo	2016

Adjournment: 7:26 p.m.

*Absent

MAJOR TOPICS DISCUSSED:

1. Voluntary Annexation of Land Located at 2212 Oakwood Road

CALL TO ORDER: Deb Lee, Vice-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 April 17, 2013.

MOTION PASSED: (6 - 0)

APPROVAL OF THE MINUTES OF THE MEETING OF MARCH 6, 2013:

MOTION: (Johnson /Bowers) to approve the minutes of the meeting of March 6, 2013.

MOTION PASSED: (6 - 0)

PUBLIC FORUM: There were no public comments.

ELECTION OF OFFICERS

MOTION: (Bowers) to nominate Deb Lee as Chairperson of the Planning and Zoning Commission

MOTION: (Johnson /Wannemuehler) to close nominations for Chairperson of the Planning and Zoning Commission.

MOTION PASSED: (6 - 0)

MOTION PASSED: (6 – 0) to appoint Deb Lee as Chairperson of the Planning and Zoning Commission

MOTION: (Gould) to nominate Rob Bowers as Vice-Chairperson of the Planning and Zoning Commission.

MOTION: (Johnson /Tillo) to close nominations for Vice-Chairperson of the Planning and Zoning Commission

MOTION PASSED: (6 – 0)

MOTION PASSED: (6 – 0) to appoint Rob Bowers as Vice-Chairperson of the Planning and Zoning Commission

VOLUNTARY ANNEXATION OF LAND LOCATED AT 2212 OAKWOOD ROAD

Charlie Kuester stated that Kurt Friedrich, of Friedrich Iowa Realty, is present tonight representing the property owners, Floyd and Anna Christofferson. He said that they are seeking annexation of 20 acres of land located at 2212 Oakwood Road. Mr. Kuester stated that the property comprises three separate parcels. He reviewed the location of the subject property. Mr. Kuester stated that this property is located in the Southwest II Allowable Growth Area. He stated that this property is also located in the Ames Urban Fringe Plan and identified as being in the Urban Residential area. Mr. Kuester stated that this parcel is not located in an incentivized growth area and the developer will be responsible for paying the full cost of the utilities (sewer, water and streets). He reviewed the location of utilities that serve this property and said that they have the capacity to be extended to serve the subject parcel. Mr. Kuester stated that there was an error in the original staff report that said that this parcel is served by the City of Ames Electric Utility. Mr. Kuester stated that this property is actually served by Alliant Energy. He said that a Storm Water Management Plan will be required during the platting process. Mr. Kuester stated that upon annexation this parcel would be designated on the Land Use Policy Plan as Village-Suburban Residential. He stated that if the annexation is approved by the City Council, the parcel would need to be rezoned and receive preliminary plat approval from the Planning and Zoning Commission. Mr. Kuester stated that the parcel is served by the City of Ames Emergency Response Services and falls within the four to five minute response area. He stated that this parcel is a 100% percent consenting annexation request and would not create any islands of unincorporated area. Mr. Kuester stated that the Washington Township Trustees and the Story County Board of Supervisors were invited to a consultation on April 9th; however, no one attended the meeting from either group. He stated that the Trustees and the Supervisors had until April 16th to provide any written comments to the City but none have been received. Mr. Kuester stated that the recommendation of the Department is to approve Alternative #1 to recommend that the City Council approve the annexation request.

Mr. Kurt Friedrich of Friedrich Iowa Realty, 100 6th Street, reviewed the Friedrich companies' involvement in the earlier development of the area adjacent to this parcel. He stated that they only have six lots remaining to be sold in the area.

Mr. Friedrich apologized to the neighbors for the amount of construction debris that has been blowing around due to the wind. He stated that they have made arrangements with the Ames Community High School Drill Team to participate in a "Community Clean-Up Day" in the near future to pick up the debris at their new plat and will be giving the Drill Team a donation for their efforts.

Mr. Friedrich stated that due to the increased hiring in the Ames area they need additional residential lots for people in the community. He stated that they do not propose a change to the Land Use Policy. Mr. Friedrich stated that they propose to extend Cottonwood Road and Suncrest Drive to the East and connect those two roads north and south with the construction of a new road. He stated that they propose to build 24-26 single family lots on either side of the new north-south connector road. Mr. Friedrich stated that they want to construct approximately eight townhouse lots south of the Christofferson's home. He said that these properties will be either stand alone townhomes or attached. Mr. Friedrich stated that the townhomes will not be rental properties. He stated that prior to the platting process they plan to hold a meeting for the surrounding property owners to explain the process and answer any questions or concerns that they might have. Mr. Friedrich read a statement from Matthew Goodman, City of Ames Council member, relative to the April 9, 2013 City Council agenda item entitled, "Consultation with Story County Board of Supervisors Regarding the Annexation of the Christofferson Property" stating that, "This development and annexation are an example of smart and efficient growth creating housing choices without excessive tax payer investment. Great news for Ames."

Mr. Tillo asked about whether there had been discussion or a study about the possibility of increased traffic flow and whether there might be a need to create a new north-south street. Mr. Friedrich stated that they have participated in a Courtesy Review meeting with City staff. He stated that a part of that review process is receiving input from various staff members along with a consultation with Damion Pregitzer, City of Ames Traffic Engineer. Mr. Friedrich stated that the conceptual layout is consistent with the traffic that is anticipated in the area. He stated that at one time, before Friedrich Iowa Realty started developing in the area, there was some anticipation of an extension of Green Hills Drive to the south. Mr. Friedrich stated that everyone agreed at the meeting that that would be a poor planning decision creating numerous issues.

Ms. Lee asked if the Christofferson homestead would remain. Mr. Friedrich stated that for now they are planning to stay in their home. Ms. Lee asked for clarification as to whether the new proposed north-south street would go through to Oakwood. Mr. Friedrich stated that it would probably never occur.

There were no public comments regarding the proposed Christofferson annexation.

Mr. Tillo stated that it seems like this parcel is suitable for annexation based upon the facts before the Commission. He stated that no member of the public in attendance voiced disapproval of the proposed voluntary annexation and there is nothing in the record to suggest that this has occurred. Mr. Tillo stated that it seems like Mr. Friedrich has done his due diligence.

MOTION: (Johnson/Wannnemuehler) to accept Alternative #1, which states: that the Planning and Zoning Commission recommends that the City Council approve the request to annex the property located at 2212 Oakwood Road.

MOTION PASSED: (6 - 0)

COMMISSION COMMENTS:

None

STAFF COMMENTS:

Mr. Kuester stated that three final candidates for Planning & Housing Director will be coming to City Hall over the course of this week and next week. He reviewed the dates of their public presentations with the Commission members.

Mr. Kuester stated that Karen Marren, City of Ames Planner, has returned from maternity leave.

Ms. Lee stated that there is a tentative agenda for the May 1, 2013 meeting for review.

MOTION TO ADJOURN:

MOTION: (Wannemuehler/Bowers) to adjourn the meeting.

MOTION PASSED: (6 - 0)

The meeting adjourned at 7:26 p.m.

Deb Lee, Vice-Chairperson
Planning & Zoning Commission

Lorrie Banks, Recording Secretary
Department of Planning & Housing