

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

Date: May 1, 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: 7:25 p.m.	*Absent	

**MAJOR TOPICS DISCUSSED:**

1. Rezone of 920 Carroll Avenue (Ames Community Preschool Center) from S-GA (Special Government/Airport District) to UCRM (Urban Core Residential Medium Density)
2. Annual Review of Planning and Zoning Commission Bylaws

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**CALL TO ORDER:** Debra Lee, Chairperson, called the meeting to order at 7:00 p.m.

John Tillo arrived at 7:01 p.m.

**APPROVAL OF AGENDA:**

MOTION: (Johnson/Siefert) to approve the Agenda for the meeting of May 1, 2013.

MOTION PASSED: (6-0)

**APPROVAL OF THE MINUTES OF THE MEETING OF APRIL 17, 2013:**

MOTION: (Bowers/Gould) to approve the Minutes of the meeting of April 17, 2013.

MOTION PASSED: (6-0)

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

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**REZONE OF 920 CARROLL AVENUE (AMES COMMUNITY PRESCHOOL CENTER) FROM S-GA (SPECIAL GOVERNMENT/AIRPORT DISTRICT) TO UCRM (URBAN CORE RESIDENTIAL MEDIUM GENSITY)**

Charlie Kuester, City of Ames Planner, stated that the Ames Community School District is in the process of a facilities expansion and as part of that process they need to dispose of some unneeded properties that the District owns. He stated that this case involves the disposition of the former Willson-Beardshear Elementary School building located at 920 Carroll Avenue. He stated that the School District has entered into a purchase agreement with the Ames Community Preschool Center. Mr. Kuester stated that the hope is that the sale of this parcel will close on June 1, 2013 and that the Ames Community Preschool Center (ACPC) will be able to operate their preschool center at 920 Carroll Avenue later this fall. He outlined the current and proposed zoning for this parcel. Mr. Kuester stated that the S-GA zoning classification does not allow for privately owned properties within this district. He outlined on the map where UCRM

properties were located in relationship to this parcel. Mr. Kuester outlined the uses that are allowed in the proposed UCRM zoning district, one of which is a child daycare center. Mr. Kuester stated if the Rezoning were approved by the City Council then the applicant would need to present a request for a Special Use Permit to the Zoning Board of Adjustment, possibly at one of their June meetings.

Mr. Kuester stated that the Land Use Policy Plan shows this area as a One- and Two- Family Medium Density Residential area. He stated that the UCRM zoning is generally consistent with that LUPP designation. He stated that this area is served by City of Ames sewer, water and electric. He outlined the goals of the City's Land Use Policy Plan and the staff's Findings of Fact to the Commission members. Mr. Kuester stated that 200' notices have been mailed to surrounding property owners and a sign has been posted on the property. He stated that staff has not received any comments to date from anyone as of today in favor or in opposition to this proposed rezone request. He stated that the Planning Department Staff recommends approval to the City Council.

Sue Wuhs, 2920 Monroe, Director of Ames Community Preschool stated that she is happy to answer any questions that anyone might have and that they are looking forward to moving to this new location.

Irvin Netcott, 1227 Stafford Avenue, stated that he lives in the house directly to the north of this school since 1949. He stated that he feels that the proposed preschool would be a good use for this building and would fit into the neighborhood.

Fred Bradner, 1111 Stafford Avenue, stated that his neighborhood has had good communication with the applicant and each other, and he welcomes the proposed project to their neighborhood.

Al Kind, 219 E. 9<sup>th</sup> Street, stated that he feels that this would be an excellent use for the property and would welcome the preschool into their neighborhood.

MOTION: (Seifert/Bowers) to accept Alternative #1, which states: that the Planning and Zoning Commission recommends that the City council approve the request for rezoning of land located at 920 Carroll Avenue from "S-GA" (Government/Airport) to "UCRM" (Urban Core Residential Medium Density)

Ms. Debra Lee asked if the Special Use Permit were granted by the Zoning Board of Adjustment would it remain with the land if ACPC later sold the property. Mr. Kuester stated that if a Special Use Permit were approved for this property it would be specific to an approved site plan that might have specific conditions. He stated that it would be transferrable if the new owner used it for the exact same use. Mr. Kuester stated that any changes would need to go back through the Special Use process.

MOTION PASSED: (5-0-1 Abstention) John Tillo abstained due to a conflict.

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## **ANNUAL REVIEW OF PLANNING AND ZONING COMMISSION BYLAWS**

Mr. Kuester stated that the last revision to the Planning and Zoning Commission Bylaws was made during 2009. He said that any proposed changes to the Bylaws would need to be presented to the Commission as a whole and brought back to a subsequent meeting for approval.

Mr. Johnson asked for clarification about the removal process of a Commission member. He asked if this process was covered in Chapter 20 of the Municipal Code since it is not covered in the Bylaws.

Discussion was held about what might be covered in the Municipal Code regarding the removal process of Commission members. Mr. Kuester stated that he would do additional research into this matter.

Ms. Lee asked for clarification of Article 6 pertaining to committees and asked what circumstances might lead to a special committee being appointed. Mr. Kuester outlined circumstances when a special committee might be required.

Consensus of the Commission members present was to let the Planning and Zoning Commission Bylaws stand as written.

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COMMISSION COMMENTS: None.

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STAFF COMMENTS: Mr. Kuester reviewed the tentative agenda for the May 15, 2013 meeting and spoke briefly about the projects that will be heard at that meeting.

Mr. Kuester stated that the interviews for the Planning and Housing Director position were concluded the end of last week. He stated that he felt that a decision would be made shortly whether to make an offer to one of those candidates or whether to continue the search.

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MOTION TO ADJOURN:

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

MOTION PASSED: (6-0)

The meeting adjourned at 7:25 p.m.

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Debra Lee, Chairperson  
Planning & Zoning Commission

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Lorrie Banks, Recording Secretary  
Department of Planning & Housing