

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

Date: September 4, 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: 7:32 p.m.	*Absent	

**MAJOR TOPICS DISCUSSED:**

1. Recommendation of Text Amendment for Residential Development Standards of Ames Municipal Code Section 29.401(5) for Multiple Buildings on One Lot

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

**APPROVAL OF AGENDA:**

**MOTION:** (Wannemuehler/Siefert) to approve the Agenda for the meeting of September 4, 2013.

**MOTION PASSED:** (7-0)

**APPROVAL OF THE MINUTES OF THE MEETING OF AUGUST 21, 2013:**

**MOTION:** (Bowers/ Siefert) to approve the Minutes of the meeting of August 21, 2013.

**MOTION PASSED:** (7-0)

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

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**RECOMMENDATION OF TEXT AMENDMENT FOR RESIDENTIAL DEVELOPMENT STANDARDS OF AMES MUNICIPAL CODE SECTION 29.401(5) FOR MULTIPLE BUILDINGS ON ONE LOT**

Kelly Diekmann, Director of Planning & Housing, stated that this issue was heard at the last Planning and Zoning Commission meeting on August 21, 2013. He stated that the Commission referred this case back to Staff for additional information. Mr. Diekmann gave a brief outline of the initial request from the City Council to look into development outcomes in Low-Density Zoning Districts when there is an allowance for multiple buildings on one lot and the steps that have been taken. He explained that if property is not subdivided under the current Code there is not the same level of site plan review and integration requirements. Mr. Diekmann stated that this was a concern of the City Council. He said that the City Council specifically asked Staff to look at how much public improvements and infrastructure would be required for a development if it was not subdivided. Mr. Diekmann stated that Staff responded that the simplest and most direct thing to do would be to remove the one exception from the Code that allows for multiple buildings related to single-family and two-family structures. He outlined three ways to address

this situation. Mr. Diekmann outlined areas in the City that have residential properties that are greater than one acre in size on a map. He stated that Staff looked at these areas, via aerial photography review, and found one non-conforming development in the City that would be a result of this proposed Zoning Text Amendment. Mr. Diekmann stated that this property would have a resolution available of subdividing, if necessary. He stated that Staff did not identify a significant issue of creating non-conformities as a result of this Zoning Text Amendment. Mr. Diekmann stated that after additional review Staff is still recommending that only Section 29.401(5)(c) be stricken from the Zoning Code. He stated that apartment buildings and single-family attached structures are not affected by this proposed Text Amendment.

Debra Lee, Chairperson, stated that the Public Hearing will be continued for this case and asked the Public to restrict their input to new comments and not longer than three minutes if possible.

Catherine Scott, 1510 Roosevelt Avenue, stated that she is in favor of changing the Zoning Text Amendment. She stated that she does not feel that this proposed Text Amendment has been proposed for a specific project. Ms. Scott stated that there appears to be a loop hole in the Code that was never intended.

Fred Bradner, 1111 Stafford Avenue, stated that his home is in the Sunrise Neighborhood Association, stated that he applauds the Old Ames Middle School Neighborhood Association for their efforts to keep residents informed and encourages them to become involved.

Michael Petersen, 3302 Morningside Street, stated that he has lived in Ames for 43 years and is a member of the College Creek/Old Ames Middle School Neighborhood Association. He encourages the Commission to recommend Alternative #1, and recommend to City Council to approve the proposed Text Amendment. Mr. Petersen outlined his concerns.

Marion (Duffy) Lorr, 233 Hilltop Road, stated that she is a member of the College Creek/Old Ames Middle School Neighborhood Association. She stated that she and her husband have lived in six neighborhoods within the City of Ames and each of them had unique characteristics and all of them are included in the proposed Text Amendment to Section 29.401(5)(c) of the Municipal Code. She stated that she and her husband support Alternative #1 of the proposed Text Amendment.

Joanne Pfeiffer, 3318 Morningside Street, member of the Old Ames Middle School/College Creek Neighborhood Association, stated that she supported Alternative #1 to delete 29.401(5)(c) from the Zoning Code. She outlined her reasons for supporting Alternative #1. She asked the Commission to vote yes for Alternative #1.

Sarah Cady, 2812 Arbor Street, stated that she is a member of the College Creek/Old Ames Middle School Neighborhood Association. She stated that her neighborhood is not the only neighborhood affected by the Ames Community School District liquidation of several of their properties. She stated that most of these properties are located in Low-Density Residential neighborhoods. Ms. Cady expressed concern that these properties could be developed in a manner that is not consistent with the existing surrounding neighborhoods. She expressed concern that other Ames neighborhoods could be placed in a similar situation.

Ms. Lee closed the Public Hearing at 7:18 pm

Julie Gould stated that she wasn't at the last meeting but that she did read the minutes from that meeting and the Staff Report. She stated that she has concerns that this section of the Code is

being deleted for all zoning districts. Mr. Gould stated that she feels that it makes sense for Low-Density. She stated that this is not just to address infill but addresses all future projects.

Mr. Diekmann stated that the original direction from City Council asked the Planning & Housing Staff to look at the Low and Medium-Density Residential Zones. He explained the reasons for including High-Density in Staff's recommendation. Mr. Diekmann stated that Staff's recommendation was that this portion of the Zoning Code be struck from all residential zones. He explained the reasoning behind including the Medium-Density Residential Zone.

Ms. Lee asked for a scenario that might occur if this proposed Text Amendment were approved. Mr. Diekmann stated that you could not build multiple-family duplexes without subdividing the property. He stated that alternatively someone could propose a Planned Residential Development. Mr. Diekmann explained the requirements for a Planned Residential Development. Ms. Gould asked if the Land Use Policy Plan allows for a Planned Residential Development to be considered Citywide. Mr. Diekmann explained that Planned Residential Developments exist in multiple areas in the City.

Ms. Lee stated that she feels that when this portion of the Code was approved that unintended consequences were created. She stated that she feels comfortable with deleting the potential for unintended consequence.

John Tillo asked Ms. Gould if she had a recommendation for a Code change. Ms. Gould stated she was expressing a thought but if a motion were to be made she would want to see it applied to Low-Density Residential only. She stated that she is comfortable with the fact that Planned Residential will be an option. Mr. Tillo stated that it does seem like there is a lot of support for Alternative #1.

MOTION: (Tillo/Bowers) to accept Alternative #1, which states: that the Planning and Zoning Commission can recommend that the City Council approve the proposed draft amendment to eliminate the provision for more than one single-family or two-family structure on a lot greater than one acre for all zoning districts.

Rob Bowers stated that he feels that Staff input and review and Public Hearings are extremely important in all stages of development. He stated that at the last meeting several individuals felt that this proposed Text Amendment was being proposed to target just one project and he does not believe that to be the case. Mr. Bowers stated that he reviewed the City Council minutes to find out more about the Council's direction to Staff.

MOTION PASSED: (7-0)

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COMMISSION COMMENTS: Yvonne Wannemuehler stated that she felt that the Commission did not have enough information at the last meeting on the case that was just heard. She stated that she hopes that this does not happen again.

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STAFF COMMENTS: None.

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MOTION TO ADJOURN:

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

MOTION PASSED: (7-0)

The meeting adjourned at 7:32 p.m.

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Debra Lee, Chairperson  
Planning & Zoning Commission

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Lorrie Banks, Recording Secretary  
Department of Planning & Housing