

MINUTES OF THE REGULAR MEETING OF THE AMES ZONING BOARD OF ADJUSTMENT

AMES, IOWA

OCTOBER 8, 2025

The Ames Zoning Board of Adjustment met, pursuant to law, in Regular Session at 6:00 p.m. on October 8, 2025, in the Council Chambers of City Hall. The following members were present: Matthew Koehler, Marshall McDaniel, Caleb Whitehouse; Absent Julie Kruse, Leah Patton. Also, present were Assistant City Attorney Vikki Feilmeyer, City Planner Benjamin Campbell.

APPROVAL OF MINUTES SEPTEMBER 10, 2025

Moved by McDaniel second by Koehler to approve the minutes of September 10, 2025, Zoning Board of Adjustment meeting.

Vote on Motion: (3-0). Motion declared passed.

CASE NO. 25-12

Public Hearing on a request for a Special Use Permit to allow modifications to an existing wireless communications facility (cell tower) at 1801 Ridgewood Ave (Ames High) (Parcel Number 05-34-300-010).

Planner Benjamin Campbell stated the applicant is requesting to make changes to the cell tower located on the high school property just west of the school. This cell tower was originally approved in 2005 through a Special Use Permit. Any profile changes must come back to the Board through a Special Use Permit process. The applicant is proposing to make changes to the top of the tower. It is 110 feet tall and there are four canisters, each 10 feet tall, that conceal the equipment. The proposal is to increase the diameter of the top canister from 34 inches to 42 inches. There were six pine trees required to the east of the enclosure with the first approval. The original trees were removed and were recently replanted. One of these replacements, however, has died and will need to be replaced. The fence also needs to be brought into good repair. The newer equipment does require bigger canisters. Staff recommend approval, with the conditions of the canister being painted to match the rest of the tower, the pine tree being replaced, the fence being brought into good repair, and the plans being updated with the engineer stamps. Mr. Campbell said no written communication was received regarding this from the 400-foot mailing that went out. There was one phone call.

Public Forum: None

Questions for Staff:

Matt Koehler asked if the fence was in bad repair. Mr. Campbell said it is on the cusp of being in bad repair. It is weathered, some of it has been replaced after a similar request two years ago. Staff want to make sure that the site is secure. The parts of the fence that are not in good repair need to be fixed. Marshall McDaniel asked about the phone call. Mr. Campbell said the caller lived to the north and was questioning what was happening. Caller didn't have any opposition to the proposal.

Discussion by the Board: None

Koehler moved to approve Alternative 1; McDaniel second.

Alternative 1: The Zoning Board of Adjustment may approve the Amended Special Use Permit for a Cell Tower with Antennas to allow for replacement by 10 feet of an existing 34-inch stealth canister with a new 42-inch stealth canister and the addition of new interior mounted antennas and associated equipment, located at 1801 Ridgewood Avenue based on the findings of fact and conclusions stated herein, as detailed on the submitted Site Plan and Elevations and the stipulations below:

- a.) The final color of the pole and cannisters shall match. This may require repainting the pole to match the cannisters. The fittings and straps of the cannisters shall also be aligned and secured to ensure a consistent aesthetic and appearance. The pole and cannisters shall be maintained in an ongoing manner with a consistent color and fit.
- b.) Any of the six, 6-foot-tall pine trees that have died shall be replanted along the east side of the enclosure.
- c.) The fence shall be brought into good repair as need be. The fence should be 8 feet tall, per the original approval.
- d.) The plans shall be updated with a current engineer stamp of approval

Roll call: Koehler, aye; McDaniel aye, Whitehouse, aye;

Vote on Motion: (3-0)

Whitehouse stated that this decision can be appealed through the District Court within 30 days after the filing of the Decision and Order.

ADJOURNMENT:

Moved by Koehler second by Whitehouse to adjourn the meeting at 6:09 PM.

Vote on Motion: (3-0). Motion passed.

Natalie Rekemeyer, Recording Secretary

Caleb Whitehouse, Vice Chair