

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

Date: December 20, 2017	Debra Lee, Chairperson	2018
	*Matt Converse, Vice Chairperson	2020
Call to Order: 7:00 PM	*Carlton Basmajian	2020
	Rob Bowers	2018
Place: Ames City Hall Council Chambers	Anuprit Minhas	2019
	Doug Ragaller	2019
Adjournment: 7:36 PM	Yvonne Wannemuehler	2018
	[*Absent]	

MAJOR TOPICS DISCUSSED:

1. Public Hearing for the Rezoning of 3504 Grand Avenue
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CALL TO ORDER: Debra Lee, Chairperson, called the meeting to order at 7:00 PM.

APPROVAL OF AGENDA:

MOTION: (Bower/Ragaller) to approve the Agenda for the meeting of December 20, 2017.

MOTION PASSED: (5 - 0)

APPROVAL OF THE MINUTES OF THE MEETING OF DECEMBER 06, 2017:

MOTION: (Wannemuehler/Bowers) to approve the Minutes of the meeting of December 06, 2017.

MOTION PASSED: (5 - 0)

PUBLIC FORUM: There were no public comments.

PUBLIC HEARING FOR THE REZONING OF 3504 GRAND AVENUE

Ray Anderson, Case Planner, stated that the property owner, Heartland Baptist Church, is requesting rezoning of a single parcel of land located at 3504 Grand Avenue from (RH) Residential High Density to (NC) Neighborhood Commercial. He displayed a location map pointing out that the property is located on the east side of the intersection of Grand Avenue and Bloomington Road, and includes 1.83 acres. The property owner is wanting to sell the property to Habitat for Humanity of Central Iowa and Habitat for Humanity is proposing to relocate their main office and their retail store to this location.

Mr. Anderson displayed Attachment A (Location and Current Zoning Map) pointing out the current zoning of the surrounding areas. He then displayed the Land Use Policy Plan (LUPP) map stating that the property in question is High-Density Residential.

Mr. Anderson mentioned the site contains a vacant building that is a single-story structure without a basement. A garage/storage building, and a small storage shed are located behind

the main building. The applicant is requesting the rezone as the current zoning of High-Density Residential does not allow office or retail space as permitted uses. Habitat for Humanity is not proposing to change anything with the site or parking and plan on using the property as is. Mr. Anderson stated that if the zoning is approved the applicant will also need to get approval from the Zoning Board of Adjustment (ZBA) for a Special Use Permit because the site is greater in size than 20,000 square feet.

Mr. Anderson stated that City staff's recommendation is for approval of the Rezoning request.

Ms. Minhas asked about the parking as the report states "the location of the building does not conform to the maximum allowed building setback of 60 feet from the street lot line." Mr. Anderson stated that is correct and the current set back is further than the 60 feet.

Ms. Lee asked about the corner of the property that was not being rezoned and wondered what would happen to that small area. Mr. Anderson stated that is part of the street right of way.

Dan Thompson, Store Manager for Habitat for Humanity since July 2017, came up to the lectern stating that this is an opportunity for them to continue to grow their business and to also help with single family homes and having a larger area would help.

Ruth Jensen, 3514 Grand Avenue, she lives next door to the building. Ms. Jensen stated that when the church wanted to come into their area the neighborhood met to discuss the rezoning to make sure this was something everyone was okay with as they did not want a lot of traffic. She stated her concern is if there is going to be a lot of trucks coming in and out at all times of the day to get lumber. Her other concern is if Habitat for Humanity decides to not move into this location and the zoning was already approved would another big commercial property be allowed to take over the property.

Mr. Thompson stated that they intend to be open Tuesday through Saturday from 9am to 5pm. They would sell building materials at their store but the only materials they sell are ones that are donated to them and may be some 2x4's or some plywood. He mentioned that the only amount of traffic would a pick-up truck coming to drop off supplies or vehicles that are coming to shop at the store. Someone from the audience asked if anything would be stored outside. Mr. Thompson stated they would not as the permits that are being issued to them does not allow anything to be stored outside the building. He also stated that outside the building there is a two stall garage where they might keep a few things but nothing would be stored outside overnight.

Ms. Lee asked what kind of business would be allowed if the rezone was approved. Mr. Anderson displayed an overhead sheet showing the types of permitted uses for a NC zoned area.

Richard Thode, 3526 Grand Avenue, stated that he has reviewed the code and restaurants are a part of the NC zoning. Mr. Anderson mentioned that is correct as restaurants would fall under "Entertainment, Restaurant and Recreation Trade." Mr. Thode noted he is in full support for having Habitat for Humanity in this location but not with the change to the code as there is no guarantee they will stay in this location and the change in zoning will allow restaurants. He suggested leaving the zoning the way it is and adding an exception to it. Mr. Thode mentioned that there are very steep hillsides to the back and the north and there has constantly been trash that will come down the hillside from the church onto his property. He also noted that they have nothing in place to control the water coming off this property as when it rains it is causing rock and mud to flow onto his property.

Mr. Thompson stated that they will generate a very small amount of litter. He stated that they have a contract with Chitty garbage for a dumpster that is picked up once every three weeks. Mr. Thompson noted that they have someone that comes to get their cardboard and scrap metal monthly.

Mr. Ragaller stated that with this particular site and any site that is larger than 20,000 square feet would require a Special Use Permit. Ms. Lee asked if they approved this rezoning request and for some reason Habitat for Humanity did not move into the building and someone else wanted to take it over, what would need to happen. Mr. Anderson mentioned that they would still need to get a Special Use Permit; but, if they wanted to tear down the building and build something new, it would require a Site Plan. Mr. Anderson noted that outdoor storage is not permitted nor is any outdoor display permitted in this zone. He stated that they can sell the inventory but they cannot use it as a warehouse.

Ms. Jensen and Mr. Thode both asked what Habitat for Humanity is going to do. Ms. Lee stated it sounds like Habitat for Humanity needs to have a neighborhood meeting as there is nothing the Planning and Zoning Commission can do regarding these concerns as it is more neighborhood relationships.

MOTION: (Wannemuehler/Ragaller) to accept Alternative #1, which states: that the Planning and Zoning Commission can recommend that the City Council approve the request for rezoning from RH (Residential High Density) to NC (Neighborhood Commercial) as proposed by the rezoning, and supported by the findings of fact.

MOTION PASSED: (5 - 0)

Ms. Anderson stated that this will go to City Council on January 9, 2018

COMMISSION COMMENTS: None

STAFF COMMENTS: There is not a tentative agenda for January 3, 2018 as more than likely will not be having a meeting on that date.


MOTION TO ADJOURN:

MOTION: (Wannemuehler/none) to adjourn the meeting.

The meeting adjourned at 7:36 P.M.



Debra Lee, Chairperson
Planning & Zoning Commission



Amy L. Colwell, Recording Secretary
Department of Planning & Housing