

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

Date: July 18, 2018	Matt Converse, Chairperson	2020
	*Carlton Basmajian, Vice Chairperson	2020
Call to Order: 7:00 PM	Anuprit Minhas	2019
	Doug Ragaller	2019
Place: Ames City Hall Council Chambers	Mindy Bryngelson	2021
	Jon Emery	2021
Adjournment: 7:24 PM	Carol Spencer	2021
	[*Absent]	

MAJOR TOPICS DISCUSSED:

1. Zoning Text Amendment for Dry Cleaners Located Within a Highway-Oriented Commercial Zoning District (HOC)

CALL TO ORDER: Matt Converse, Chairperson, called the meeting to order at 7:00 PM.

APPROVAL OF AGENDA:

MOTION: (Ragaller/Spencer) to approve the Agenda for the meeting of July 18, 2018.

MOTION PASSED: (6 - 0)

APPROVAL OF THE MINUTES OF THE MEETING OF JUNE 20, 2018:

MOTION: (Emery/Spencer) to approve the Minutes of the meeting of June 20, 2018.

MOTION PASSED: (5-0-1) abstain (Minhas)

PUBLIC FORUM: There were no public comments.

ZONING TEXT AMENDMENT FOR DRY CLEANERS LOCATED WITHIN A HIGHWAY-ORIENTED COMMERCIAL ZONING DISTRICT (HOC)

Eloise Sahlstrom, Planner, presented this Zoning Text Amendment on behalf of Kurt Friedrich of Friedrich Realty and Rick & Jay Kasperbauer of Mayfair Cleaners to allow dry cleaning and laundry facilities to be located in a Highway-Oriented Commercial (HOC) Zone. Dry Cleaning and Laundry Facilities are considered an Industrial Service Use and are currently permitted only in the General Industrial (GI) Zone. Mayfair Cleaners existing operation is considered a nonconforming use in the Highway-Oriented Commercial Zone. Ms. Sahlstrom noted that staff had spent a lot of time researching and have found that dry cleaning operations are traditionally viewed as an intensive process due to use of chemical solvents and the nature of large scale laundry activities. She mentioned that depending on what chemicals are used, they can be very flammable. A chemical that was introduced in the 1930's, called "Perc" was able to reduce the amount of flammability but this chemical is now found to be highly toxic.

Ms. Sahlstrom stated that what is being asked tonight is to approve an amendment in the code that would allow for dry cleaners and laundry facilities as a Special Use within the Highway-Oriented Commercial Zone. A few of the Special Use requirements would be that the facility would not be able to use the chemical "Perc", would not be able to be co-located within a building that is being used for residential use, and parking would be looked at as well. She did note that a laundry facility that is a drop off and pick up only can be located within a retail facility as no chemicals are being used. Staff is recommending alternative one.

Mr. Emery asked if another dry cleaner wanted to come into town they would need to obtain a Special Use Permit. Ms. Sahlstrom stated that is correct and that Mayfield cleaners is currently a nonconforming property and they are looking to expand to a different location.

Ms. Minhas asked where in the city is currently zoned Highway-Oriented Commercial. Ms. Sahlstrom stated there are a lot of Highway-Oriented Commercial areas, she didn't bring a map but primarily all of Duff and a lot of Lincoln Way along with land that is off the corridors. Ms. Minhas asked if this zoning text amendment would be approved how this would link into the Lincoln Corridor Plan. Ms. Sahlstrom that they would recommend they follow the plan or make amendments based on this but this zoning text amendment would not conflict with the Lincoln Corridor Plan.

Ms. Spencer asked to verify that what is before them is just to amend the wording to the code but any applicant would still have to complete the Special Use Application.

Kurt Friedrich, 100 6th Street, with Friedrich Realty, stated they would like to see this expansion of dry cleaning and laundry use into the Highway-Oriented Commercial Zone. He pointed out that Mayfield Cleaners does not use the solvent "Perc" and it is a green operation facility

Ms. Minhas asked what the typical conditions that someone would see with this type of Special Use request besides that it can't be in a residential building. Ms. Sahlstrom stated that whenever someone fills out a Special Use permit, staff reviews the site plan for conformity with the code; it goes to Zoning Board of Adjustment to review the criteria and anything else in addition, required for approval. She noted that another use that has been allowed is mini-storage but additional information is required as well. Ms. Sahlstrom stated that a building review is done as to how chemicals would be stored etc.

Mr. Emery asked if odor control is a criterion for this type of facility. Ms. Sahlstrom stated she doesn't believe so as most of the fumes with dry cleaning would be within the building. Ms. Minhas stated she would assume there would be something in the Special Use criteria which speaks to Public Safety that would cover some of the odor issues.

MOTION: (Bryngelson/Ragaller) to accept Alternative #1, which states: that the Planning and Zoning Commission can recommend that the City Council approve the recommended text amendments to the Zoning Ordinance allowing "Dry Cleaning and Laundry Facilities" in the Highway-Oriented Commercial (HOC) Zone.

MOTION PASSED: (6 - 0)

COMMISSION COMMENTS: Ms. Minhas noted that she is glad to be back and she has been watching the City Council meetings regarding Campustown redevelopment and will be interesting to follow to see what happens.

STAFF COMMENTS: None.

MOTION TO ADJOURN:

MOTION: (Spencer) to adjourn the meeting.

The meeting adjourned at 7:24 PM.


Matt Converse, Chairperson
Planning & Zoning Commission


Amy Colwell, Recording Secretary
Department of Planning & Housing