

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

Date: May 15, 2019	Matt Converse, Chairperson	2020
	*Carlton Basmajian, Vice Chairperson	2020
Call to Order: 7:00 PM	Ruth Hulstrom	2021
	Jon Emery	2021
Place: Ames City Hall Council Chambers	Carol Spencer	2021
	*Anuprit Minhas	2022
Adjournment: 7:41 PM	Doug Ragaller	2022
	[*Absent]	

MAJOR TOPICS DISCUSSED:

1. Election of Officers
 2. Annual Review of the Planning and Zoning Commission By-laws
 3. Public Hearing for the Annexation of 108.14 Acres Located at the Southwest Corner of George Washington Carver Avenue and Cameron School Road
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CALL TO ORDER: Matt Converse, Chairperson, called the meeting to order at 7:00 PM.

APPROVAL OF AGENDA:

Doug Ragaller stated that the year listed on the agenda needs to be changed to 2019.

MOTION: (Emery/Spencer) to approve the agenda for the May 15, 2019 meeting as amended.

MOTION PASSED: (5 - 0)

APPROVAL OF THE MINUTES OF THE MEETING OF FEBRUARY 20, 2019:

Ruth Hulstrom stated that page 2, paragraph 2, of the minutes needs to be amended by changing the word Pan to Plan.

MOTION: (Ragaller/Emery) to approve the Minutes of the meeting of February 20, 2019 as amended.

MOTION PASSED: (4 – 0 - 1) Abstain: Hulstrom

PUBLIC FORUM: There were no public comments.

ELECTION OF OFFICERS:

MOTION: (Ragaller/none) to nominate Matt Converse as Chairperson of the Planning and Zoning Commission. Mr. Converse stated that he accepts the nomination. There were no additional nominations.

MOTION PASSED: (4 - 0 - 1) Abstain: Converse

MOTION: (Spencer/Hulstrom) to nominate Carlton Basmajian as Vice Chairperson of the Planning and Zoning Commission. There were no additional nominations.

MOTION PASSED: (5 - 0)

ANNUAL REVIEW OF PLANNING AND ZONING COMMISSION BYLAWS

The Commission members present did not express the need to make any changes to the current By-laws.

MOTION: (Ragaller/Spencer) to make no additional updates to the current Planning and Zoning Commission By-laws.

MOTION PASSED: (5 - 0)

PUBLIC HEARING FOR THE VOLUNTARY ANNEXATION OF 108.14 GROSS ACRES FOR THREE PROPERTIES ALONG GEORGE W. CARVER AVENUE AND CAMERON SCHOOL ROAD

Julie Gould, Planner, stated that this annexation request is for 108.14 acres owned by Friedrich Properties. She outlined the proposed annexation area on a map. Ms. Gould stated that it is a 100 percent Voluntary Annexation request. She stated that in 2017 a Land Use Policy Plan (LUPP) Amendment was approved to add this property to the North Growth Area. Ms. Gould stated that under the LUPP the North Growth Area is not incentivized. She stated that development costs are primarily the responsibility of the developer. Ms. Gould stated that a sewer study was also prepared in 2017. She stated some issues were identified downstream of this property. Ms. Gould stated that it was determined that if those issues were corrected sewer can be extended to serve this property. She outlined the results of a traffic study that has been prepared for this area. Ms. Gould reviewed what would be impacted by the development of this property and what is being discussed with the developer. She stated that the widening of the area at Cameron School Road and George Washington Carver Avenue is being explored and the need for a traffic signal or a roundabout at the intersection of Cameron School Road and George Washington Carver Avenue. Ms. Gould stated that this property is located in Xenia Rural Water District's jurisdiction and would require a buy out or a transfer of rights to the City of

Ames per current City policy. She stated that a Pre-Annexation Agreement will be prepared after the traffic and water issues are resolved.

Jon Emery asked for clarification as to whether the two homesteads bordering this property are included in the proposed annexation area. Ms. Gould stated that they are not included in this annexation request. She stated that they will not become an island due to the annexation and that they will remain within the County's jurisdiction.

Ruth Hulstrom stated that she would be interested in seeing the full traffic study in the future. She asked if information regarding bike ped movement was included in the study. Ms. Gould stated that primarily vehicular movement was included in the study. Mr. Diekmann stated that if the annexation is approved the next steps would be rezone and subdivision. He stated that those types of concerns will be reviewed at that time.

Mr. Emery asked if staff was recommending low-density zoning. Ms. Gould stated that any newly annexed property into the City receives a New Lands Designation which is described as low to medium density in the Land Use Policy Plan. Mr. Diekmann stated that when property is annexed, the City has multiple zoning districts; Floating Suburban Residential Low-Density, Planned Residence District, Floating Suburban Residential Medium-Density or Convenience Commercial Node. He stated that the traffic study looked at 330 homes and approximately 50,000 square feet of commercial use. Mr. Diekmann stated that this is the information that the developer gave to the City as their likely amount of development.

Kurt Friedrich, R. Friedrich & Sons, Inc., 100 6th Street, stated that they would like to see these properties annexed into the City. He reviewed the types of housing that they are considering and where they might be constructed on this property. Mr. Friedrich stated that they are still working out details for sewer and water. He stated that Xenia Rural Water District is interested in servicing this property. Mr. Friedrich stated that they have met with City staff several times regarding turning lanes. He stated that the traffic study suggested either a roundabout or a traffic signal be placed at the intersection of Cameron School Road and George Washington Carver Avenue. Mr. Friedrich stated that normally these improvements are not the sole responsibility of the developer. He stated that he feels that improvements at this intersection have been needed for some time. Mr. Friedrich spoke about the traffic congestion in this area during the early morning and late afternoon hours.

Mr. Emery stated that something needs to be done to control the speed of motorists along the roads in this area.

Rick Hilker, 5217 George Washington Carver Avenue, stated that he had previously been told that his property would not be annexed into the City of Ames at this time. He stated that he lives across the street from the Borgmeyer property. Mr. Hilker outlined the location of his property on the map. He stated that he will be installing a new septic tank this summer. Mr. Hilker stated that if he is not being annexed he will talk to the County about installing the system. Mr. Diekmann stated that any new development within the City requires that City infrastructure be made available. He stated that septic systems will not be installed on property located within the City's jurisdiction.

Mr. Emery asked if the Borgmeyer property would need to stop using a septic system. Mr. Diekmann stated no, that only new development within an annexed area requires that City infrastructure is available to serve those homes.

Ms. Hulstrom stated that when the development moves forward she looks forward to receiving a copy of the traffic study for this property. She stated that she has heard concerns expressed from residents and those in the County about traffic and development in this area. Mr. Diekmann stated that a County roadway system currently serves this area and traffic congestion falls to the County Board of Supervisors. He stated that the traffic study does not identify, per City standards, a deficient intersection at this time. Mr. Diekmann stated that it is upon development of the site with a commercial node and everything else that over time leads to a need for additional City infrastructure.

Mr. Diekmann reviewed the jurisdictional boundary for this annexation request.

Doug Ragaller asked if Xenia Rural Water District will need to surrender their rights to this property. Mr. Diekmann stated that City policy requires that property annexed into the City is served by City water and sewer. He stated that City water is needed to provide City fire protection. Mr. Diekmann stated that the City will be meeting with Xenia Rural Water District to discuss water service to this property.

Mr. Emery asked if fire department coverage would be the City or West Story County. Mr. Diekmann stated that the City provides services for property located within the City limits.

Mr. Friedrich stated that Alliant Energy and Midland Power are outside utility providers that also provide utility coverage within the City. Mr. Diekmann stated that there are four electric providers providing service in the City.

MOTION: (Emery/Ragaller) to accept Alternative #1, which states: that the Planning and Zoning Commission recommends that the City Council approve the request to voluntarily annex the 108.14 gross acres, all in Section 20 of Franklin Township, Story County, by finding that the proposed annexation is consistent with the Land Use Policy Plan and Urban Fringe Plan, subject to the developer's agreement to provide for sanitary sewer upgrades, transportation improvements adjacent to the site, and provisions for the territory transfer of water rights with Xenia.

MOTION PASSED: (5 - 0)

COMMISSION COMMENTS: None

STAFF COMMENTS: Mr. Diekmann reviewed the contents of a memo from the City Attorney, which was handed out to the Commission at tonight's meeting, pertaining to moving a case forward when there is a tie vote at a Commission meeting. The memo addressed events from the February 20, 2019 Planning and Zoning Commission meeting.

Mr. Diekmann reviewed the status of Short Term Rentals within the City. He stated that in a related matter there will be a City Council Workshop on June 18, 2019 to discuss occupancy controls in response to State legislation removing the cap.

Mr. Diekmann reviewed the status of the Ames Comprehensive Plan 2040.

Staff reviewed the tentative agenda for the meeting of June 5, 2019.

MOTION TO ADJOURN:

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

The meeting was adjourned at 7:41 PM.



Matt Converse, Chairperson
Planning & Zoning Commission



Lorrie Banks, Recording Secretary
Department of Planning & Housing