

MINUTES OF THE CITY OF AMES PLANNING AND ZONING COMMISSION

AMES, IOWA

JULY 19, 2023

The Regular Meeting of the Planning and Zoning Commission was called to order by Chairperson Mike Sullivan at 7:00 p.m. on July 19, 2023 in the Council Chambers at 515 Clark Avenue. Commission Members present were Julie Winter, Mike Clayton, Mike Sullivan, Jon Emery, Mike LaPietra, and Matthew Voss.

APPROVAL OF THE AGENDA

Moved by Emery, seconded by LaPietra, to approve the Agenda for the meeting of July 19, 2023. Vote on Motion: 6-0. Motion passed.

APPROVAL OF THE MINUTES OF THE JUNE 21, 2023 MEETING

Moved by LaPietra, seconded by Voss, to approve the Minutes of the June 21, 2023 meeting. Vote on Motion: 6-0. Motion passed.

PUBLIC FORUM

Chairperson Sullivan opened the public forum and closed it when no one came forward to speak.

ZONING TEXT AMENDMENT TO ALLOW FOR SPORTS PRACTICE FACILITIES WITHIN GENERAL INDUSTRIAL ZONING DISTRICTS

Planning Director Kelly Diekmann presented the staff report. The applicant, Savage Gymnastics Academy, was not able to be present. Mr. Diekmann stated the Academy had been operating at a facility in Ames and recently had to relocate. They searched for another site in Ames, but were unable to find a commercial site that met their needs, so they looked at industrial areas. Within industrial zones, entertainment, recreation trade uses, and sports practice facilities are not allowed. Mr. Diekmann explained the gymnastics use is for the apparatus and the members who are training; it does not have an assembly aspect like a fitness club or a gym. As staff worked through the options for the Academy, they decided the gymnastics training facility could be under "Sports Practice Facility".

Mr. Diekmann said the Academy approached City Council to consider changing General Industrial zoning to allow a sports practice facility use to be permitted. City Council elected to allow the Academy to apply for the text amendment upon approval of a Special Use Permit through the Zoning Board of Adjustment. Staff thought a hearing was appropriate for the situation in case neighbors had issues with how the change might affect the operation of their industrial businesses. Mr. Diekmann said the Special Use Permit is the best available option to consider how a sports practice facility could be integrated into an industrial area.

The site the Academy is considering is located at the edge of a commercial area that is designated in Ames Plan 2040 as General Commercial.

Jon Emery asked if the Academy would be able to expand to other activities. Mr. Diekmann said the Special Use Permit would have to define the activities allowed which would be up to the Zoning Board of Adjustment.

Julie Winter asked what uses are on the adjacent parcels. Mr. Diekmann said there are a mix of uses: a tire shop, a cabinet shop, some industrial, and open space. The zoning in the area is commercial west of Skunk River, which transitions to industrial and commercial, and then all industrial to the east. Ms. Winter added she supports alternative one over alternative two as the staff report had valid points about not wanting to open up just any industrial parcel for this use and taking the uses of the neighboring parcels into consideration is important.

Discussion was held about parking.

Chairperson Sullivan opened public comment and closed it when no one came forward to speak.

Moved by Clayton, seconded by LaPietra, to recommend that City Council amend the General Industrial (GI) Zoning District allowable uses in Table 29.901(2) to permit Sports Practice Facilities (Indoor) via a Special Use Permit.

Vote on Motion: 6-0. Motion passed.

COMMISSION COMMENTS

Mr. Emery asked if there is anything on the agenda for the next meeting. Mr. Diekmann said there is nothing on the agenda at this point.

STAFF COMMENTS

None

ADJOURNMENT

Moved by Sullivan to adjourn at 7:18 p.m.



Michael Sullivan, Chairperson



Eileen Carter, Recording Secretary