

# MINUTES OF THE CITY OF AMES PLANNING AND ZONING COMMISSION

AMES, IOWA

SEPTEMBER 6, 2023

The Regular Meeting of the Planning and Zoning Commission was called to order by Chairperson Mike Sullivan at 7:00 p.m. on September 6, 2023 in the Council Chambers at 515 Clark Avenue. Commission Members present were Julie Winter, Mike Clayton, Mike Sullivan, Jon Emery, Mike LaPietra, and Jim Blickensdorf.

## APPROVAL OF THE AGENDA

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

## APPROVAL OF THE MINUTES OF THE JULY 19, 2023 MEETING

Moved by LaPietra, seconded by Winter, to approve the Minutes of the July 19, 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.

## PUBLIC HEARING ON THE PRELIMINARY PLAT FOR 4098 EAST 13<sup>TH</sup> STREET

City Planner Justin Moore presented the staff report. Mr. Moore said the site is just over 55 acres located east of I-35 on East 13<sup>th</sup> Street. The property was rezoned earlier in the year to General Industrial with a Master Plan. The proposal for the Preliminary Plat is for two lots: Lot 1 is 42.88 acres and Lot 2 is 10.36 acres. The plat also contains two lots which will be created for street right-of-way. Water and sewer will need to be extended to serve the site; the sanitary sewer extension will coordinate with a City project that will go from west of I-35 along East 13<sup>th</sup> Street, under the interstate, and east to the intersection at 570<sup>th</sup> Avenue.

Mr. Moore continued saying there is an approved stormwater management plan for the site. Water drains through a drainage way across the site from northeast to southwest and development of the site requires diverting stormwater along the east side into detention basins at the southern edge; there are also a couple of dry detention areas. A five-foot sidewalk will be extended across the north side of the site, and there will be a shared use path in the future connecting to the site.

Jon Emery asked if the water that flows over East 13<sup>th</sup> Street during heavy rains has been addressed. Mr. Moore said the stormwater management plan does address the issue.

Michael Clayton asked if the water and sewer being installed on the north side of the site will serve just the site or also the areas to the east as they develop. Mr. Moore said they will be designed so they would be able to serve the areas to the east as well.

John Gade with FOX Strand addressed the Commission. He stated he is the engineer on the project representing the developer, OPHIR Development, and that they are very excited about the project, as it is unique for the City of Ames and will help support existing businesses that need warehouse space for their products. Mr. Gade said the traffic impact study has been done, the stormwater management plan has addressed the water concerns, the road will be widened, and the public utilities will be extended.

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

Moved by Emery, seconded by Clayton, to recommend that the City Council approve the Preliminary Plat for the JT Warehouse Subdivision located at 4098 East 13<sup>th</sup> Street, subject to City Council approval of the extension of the offsite sanitary sewer to the site.

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 are potentially some items, but it will be determined soon. Jim Blickensdorf thanked staff and the Commission members for their patience with his busy work schedule.

#### **STAFF COMMENTS**

Mr. Diekmann discussed the public outreach for the Accessory Dwelling Units (ADU) draft ordinance and said staff will bring it back to the Commission in the near future before going to Council.

#### **ADJOURNMENT**

Moved by Emery to adjourn at 7:19 p.m.



Michael Sullivan, Chairperson



Eileen Carter, Recording Secretary