

**MINUTES OF THE REGULAR MEETING OF THE  
AMES ZONING BOARD OF ADJUSTMENT**

AMES, IOWA

JUNE 14, 2023

The Ames Zoning Board of Adjustment met, pursuant to law, in Regular Session at 6:00 p.m. on June 14, 2023, in the Council Chambers of City Hall. The following members were present: Leila Ammar, Leah Patton, Chad Schneider, Michael Zenor. Also present were Assistant City Attorney Victoria Feilmeyer, and City Planner Benjamin Campbell. Caleb Whitehouse (absent)

**Approval of Minutes; May 10, 2023:**

Moved by Ammar seconded by Zenor to approve the minutes of the May 10, 2023, Zoning Board of Adjustment meeting.

Vote on Motion: 4-0. Motion declared carried unanimously.

**CASE NO. 23-04**

**Public Hearing on a Request for an Amendment to a Wireless Facility Special Use Permit at 1801 Ridgewood Avenue (Parcel number 05-34-300-010)**

Planner Benjamin Campbell stated that there is a cell tower behind the high school and was originally approved in 2005 by this Board. The proposal is to remove the top 10 feet of antenna canister and replace it. The current canister is 34 inches and the proposed is 37 inches. Because there is a change in profile, the Board has to approve the request. Staff found that it met all the Code criteria. The original Special Use Permit had six pines at the base of the tower that are no longer there. Staff does recommend that those be replaced. The fence also will need to be in good repair. The other stipulation is that the new canisters be painted the same color as the existing canisters.

Questions for Staff: None

Public Forum: None

Discussion: Mr. Schneider asked about the pine trees. Mr. Campbell stated that they were planted but weren't maintained and were gone sometime in 2008 or 2009. This was a condition of the original Special Use Permit so they would need to be maintained. It is a wooded location on the north and the west. The site plan for the new high school shows there will be paved access to the cell tower. Ms. Ammar asked why the trees were needed. Mr. Campbell stated it was to camouflage the tower base.

Ms Ammar moved to approve Alternative 1:

The Zoning Board of Adjustment may approve the Amended Special Use Permit for a Cell Tower with Antennas to allow for replacement of 10 feet of an existing 34-inch stealth canister with a new 37-inch stealth canister and the addition of new interior mounted antennas and associated equipment, located at 1801 Ridgewood Avenue based on the findings of fact and conclusions stated herein, as detailed on the submitted Site Plan and Elevations and the stipulations below:

- a.) The final color of the pole and cannisters shall match. This may require repainting the pole to match the cannisters. The fittings and straps of the cannisters shall also be aligned and secured to ensure a consistent aesthetic and appearance. The pole and cannisters shall be maintained in an ongoing manner with a consistent color and fit.
- b.) The six, 6-foot-tall pine trees shall be replanted along the east side of the enclosure.
- c.) The fence shall be brought into good repair. The fence should be 8-feet-tall, per the original approval.

Roll Call: Ammar, aye; Schneider, aye; Patton, aye; Zenor, aye

Vote on Motion: 4-0. Motion declared carried unanimously.

**CASE NO. 23-05**

**Public Hearing on a Request for an Amendment to a Wireless Facility Special Use Permit at 2401 Grand Avenue (Parcel number 05-34-227-140)**

Mr. Campbell stated this is an amendment to an earlier Special Use Permit that was approved by the Board last year. That case was changing out canisters similar to what is being done at the high school. This application is for an additional of 20 feet of height on this tower. The existing canisters are 46 inches, and the proposed canisters will be 48 inches. There is no maximum height for towers, and the site is next to the wall of the Grand Avenue Mall, which is zoned commercially. The tower has been in this location since 2001. The Staff asked why the extra height is needed. Verizon stated that they looked at other options, but this was the most logical option. Staff does recommend approval of this Special Use Permit.

Public Forum: None

Moved by Zenor to approve Alternative 1: The Zoning Board of Adjustment may approve the Amended Special Use Permit for a Cell Tower with Antennas to allow for an additional 20 feet to be added to an existing 120-foot-tall tower with new 48-inch stealth canisters and the addition of new interior mounted antennas and associated equipment, located at 2801 Grand Avenue based on the findings of fact and conclusions stated herein, as detailed on the submitted Site Plan and Elevations and the stipulation below:

- d.) The final color of the pole and cannisters shall match. This may require repainting the pole to match the cannisters. The pole and cannisters shall be maintained in an ongoing manner with a consistent color and fit.

Seconded by Ammar.

Roll Call: Ammar, aye; Schneider, aye; Patton, aye; Zenor, aye;

Vote on Motion: 4-0 Motion declared carried unanimously.

**ADJOURNMENT:** Moved by Schneider seconded by Ammar to adjourn the meeting at 6:13 p.m.

Vote on Motion: 4-0. Motion declared carried unanimously.

  
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Natalie Rekemeyer, Recording Secretary

  
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Chad Schneider, Chair