

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

AMES, IOWA

DECEMBER 13, 2023

The Ames Zoning Board of Adjustment met, pursuant to law, in Regular Session at 6:00 p.m. on December 13, 2023, in the Council Chambers of City Hall. The following members were present: Chad Schneider, Caleb Whitehouse, Leah Patton. Also present were Assistant City Attorney Vikki Feilmeyer, and City Planner Benjamin Campbell. Leila Ammar and Michael Zenor were absent.

Approval of Minutes; November 8, 2023:

Moved by Whitehouse seconded by Patton to approve the minutes of the November 8, 2023, Zoning Board of Adjustment meeting.

Vote on Motion: 3-0. Motion declared carried unanimously.

CASE NO. 23-07

Public Hearing for Special Use Permit to allow for retail trade (Overflow Thrift Store) within a General Industrial Zoning District at 919 E. Lincoln Way. (Parcel Number 09-01-350-175)

City Planner Benjamin Campbell stated that the applicant is Overflow Thrift Store and that the property on E. Lincoln Way was built in 2016. It is in the General Industrial Zoning District. In GI, a retail use greater than 3000 sq ft requires approval from the Zoning Board of Adjustment. One purpose of the Zoning District is to preserve industrial land. The property is currently occupied by vehicle sales which also required a Special Use Permit from the Board in 2017. The future land use map labels this area as General Commercial (GC). One of the applicable zoning districts in GC is Highway-Oriented Commercial District, which allows for most retail uses. GI only allows for limited retail. Staff does not see retail as a detriment at this location and the property can be used for industrial purposes in the future. Staff recommends approval.

Applicant Sandy Swanson, Executive Director of Overflow, 202 S Duff was sworn in. Ms. Swanson appreciates the Staff. Mr. Schneider clarified that this was the Hicklin location. Ms. Swanson confirmed.

Public Comment: None

Chuck Winkleblack, Representative of Hunziker, 105 S 16th St, was sworn in. Mr Schneider asked where Hicklin was relocating. Mr Winkleblack stated Hunziker is building a new structure for them between Ames and Boone on Highway 30 on the southside of the road.

Discussion: None

Moved by Whitehouse to accept Alternative 1, seconded Patton.

The Zoning Board of Adjustment approved the Special Use Permit for retail trade within the General Industrial Zoning District, located at 919 E. Lincoln Way, based on the findings of fact and conclusions stated herein, as detailed on the submitted Site Plan.

Roll Call: Schneider, aye; Patton, aye; Whitehouse, aye

Vote on Motion: 3-0. Motion declared carried unanimously.

Mr. Schneider stated that this decision can be appealed through the District Court within 30 days after the filing of the Decision and Order.

The applicant Mike Flummerfelt's representative Chuck Winkleblack was sworn in and has requested a continuance to the January 10, 2024, meeting, since there wasn't a full Board.

CASE NO. 23-08

Public Hearing on a request for a Flood Plain Variance at 1006 S Dayton Place for the placement of factory-built homes at a required Base Flood Elevation that is two feet lower than the required Base Flood Elevation Protection Level in Chapter 9. (Parcel Number 10-07-300-020).

Moved by Schneider seconded by Whitehouse to approve the continuance of this case to January 10, 2024.

Vote on Motion: 3-0. Motion declared carried unanimously.

ADJOURNMENT: Moved by Schneider seconded by Patton to adjourn the meeting at 6:10 p.m.

Vote on Motion: 3-0. Motion declared carried unanimously.


Natalie Rekemeyer, Recording Secretary


Chad Schneider, Chair