

# STORY COUNTY PLANNING AND ZONING

STORY COUNTY ADMINISTRATION  
900 6<sup>TH</sup> STREET  
NEVADA, IOWA 50201-2087



"Commitment, Vision, Balance"

515-382-7245  
515-382-7294 (FAX)

## MINUTES STORY COUNTY PLANNING AND ZONING COMMISSION

<b>DATE:</b> August 6, 2012	Daryle Vegge, Chair	2013
	Nancy Couser	2015
	Steven Gast	2013
<b>CALL TO ORDER:</b> 5:30 p.m.	Nick Merfeld	2012
<b>PLACE:</b> Public Meeting Room	David Struthers	2012
Administration Building	David Weigel	2015
	Nancy Miller	2016
	*Absent	
<b>ADJOURNMENT:</b> 6:00 p.m.		
<b>PUBLIC PRESENT:</b> Heather Nikolish		
<b>STAFF PRESENT:</b> Leanne Harter, Director; Ryan Newstrom, Planner		
<b>ROLL CALL:</b> Vegge, Couser, Gast, Merfeld, Miller, Struthers, Weigel		
<b>ABSENT:</b> None.		

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### APPROVAL OF AGENDA (MCU)

Motion: Gast  
Second: Couser

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### APPROVAL OF MINUTES (MCU) - July 2, 2012

Motion: Gast  
Second: Merfeld

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### PUBLIC COMMENTS: Opened 5:31 p.m. - Closed 5:31 p.m.

None.

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### OLD BUSINESS:

None.

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### NEW BUSINESS:

#### 6.I REZ02-12 CARSON REZONING

**Applicant:** Lance Carson

**Nature of Request:** Rezone from R-1 Residential to A-R Agricultural-Residential

**Staff Member:** Ryan Newstrom  
**Parcel Number(s):** 13-24-400-305

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**STAFF PRESENTATION:**

Mr. Ryan Newstrom reviewed the proposed application for requested rezoning and outlined the applicable land use designation, ownership, current zoning and land use information. Mr. Newstrom outlined the requirements applicable to rezoning requests and the application's conformance to the standards for approval.

Mr. Newstrom noted that some public inquiry had been received following the notification sent out to surrounding property owners and the City of Huxley, which incorrectly stated the proposed rezoning as from R-1 Residential to A-1 Agricultural.

Mr. Newstrom outlined the alternatives for the Commission to consider.

- 1) *The Story County Planning and Zoning Commission recommends approval of the Official Zoning Map Amendment, as put forth in case REZ02-12, to the Story County Board of Supervisors, and directs staff to follow Story County Ordinance Number 1 when scheduling first, second, and third considerations by the Board of Supervisors.*
  - 2) *The Story County Planning and Zoning Commission recommends conditional approval of the Official Zoning Map Amendment, as put forth in case REZ02-12, to the Story County Board of Supervisors, directs staff to follow Story County Ordinance Number 1 when scheduling first, second, and third considerations by the Board of Supervisors.*
  - 3) *The Story County Planning and Zoning Commission recommends denial of the Official Zoning Map Amendment, as put forth in case REZ02-12, to the Story County Board of Supervisors, directs staff to follow Story County Ordinance Number 1 when scheduling first, second, and third considerations by the Board of Supervisors.*
  - 4) *The Story County Planning and Zoning Commission tables the Official Zoning Map Amendment, as put forth in case REZ02-12, back to the applicant and/or staff for further review and/or modifications, furthermore requiring that seventeen (17) copies of any new item to be reviewed be submitted no less than twenty-one (21) days before the desired Planning and Zoning Commission meeting.*
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**COMMISSION COMMENTS:**

Ms. Nancy Miller questioned the nature of the phone call from the City of Huxley. Mr. Newstrom commented that he clarified the rezoning request and also addressed their questions regarding the type and numbers of livestock with the requested zoning.

Ms. Miller asked from who in Huxley the call came from. Mr. Newstrom noted that it was planning staff.

Ms. Miller questioned whether Huxley noted any planning concerns and asked whether there was a fringe area plan in place for Huxley. Mr. Newstrom noted that a fringe area plan was not adopted and stated the staff had not noted any planning concerns.

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**APPLICANT COMMENT:**

Ms. Heather Nikolish commented that she resided at the property and shared their intention was to only have two horses at the site. She noted that the property is buffered with a line of trees from the subdivision to the south and in the north and west the site is protected by crops. Ms. Nikolish pointed out that there are several equine facilities within two miles of Huxley.

Mr. Steven Gast questioned whether the area proposed for the horses is that outlined in red in the application materials forwarded on with the staff report. Ms. Nikolish affirmed.

Mr. Gast asked the approximate size of that area. Ms. Nikolish stated she was not sure the amount.

Mr. Vegge questioned whether the horses would be used for personal use. Ms. Nikolish affirmed.

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**PUBLIC COMMENT:**  
NONE

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**BOARD DISCUSSION:**

Ms. Miller commented that the property could become an island if Huxley were to annex surrounding property. Mr. Newstrom clarified the existing corporate boundaries for Ms. Miller.

Mr. Gast noted that Huxley has been aggressive with annexation practices in the past several years and have unique boundaries as a result. Mr. Vegge concurred with these comments.

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**MOTION: The Story County Planning and Zoning Commission recommends approval of the Official Zoning Map Amendment, as put forth in case REZ02-12, to the Story County Board of Supervisors, and directs staff to follow Story County Ordinance Number 1 when scheduling first, second, and third considerations by the Board of Supervisors.**

Commission members discussed the proposed motion. Mr. David Struthers noted his agreement with Mr. Gast's comments regarding the creation of an island and annexation patterns.

Ms. Miller questioned whether it was necessary to apply a condition to limit the number of horses. Mr. Struthers commented on the price of hay and how it would limit the number.

Motion: Gast  
Second: Weigel  
Voting Aye: Struthers, Weigel, Miller, Merfeld, Gast, Couser, Vegge  
Voting Nay: None  
Not Voting: None  
Absent: None

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**OTHER BUSINESS:**

**Long Range Planning**  
NONE

**Follow-up on items recommended to the Board of Supervisors and Board of Adjustment**

Ms. Leanne Harter stated that the Board of Supervisors accepted the Commission's recommendations regarding the Ames Urban Fringe plan amendments. Ms. Harter further stated that the Jensen CUP is scheduled for action by the Board of Adjustment on Thursday, August 9, 2012.

**COMMISSION COMMENTS:**

Mr. Gast commented that he appreciated the new template used for staff reports. Mr. Vegge concurred.

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**STAFF COMMENTS:**  
None

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**ADJOURNMENT: 6:00 p.m.**

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**Approval of Minutes**

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**Title and Date**