

# STORY COUNTY PLANNING AND ZONING

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



"Commitment, Vision, Balance"

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## MINUTES STORY COUNTY PLANNING AND ZONING COMMISSION

<b>DATE:</b> September 10, 2012	Daryle Vegge, Chair	2013
	Nancy Couser	2015
	Steven Gast	2013
<b>CALL TO ORDER:</b> 6:30 p.m.	*Nick Merfeld	2012
<b>PLACE:</b> Public Meeting Room	*David Struthers	2012
Administration Building	David Weigel	2015
	Nancy Miller	2016
	*Absent	

**ADJOURNMENT:** 6:54 p.m.

**PUBLIC PRESENT:** None

**STAFF PRESENT:** Leanne Harter, Director; Charlie Dissell, Planner; Kristin Cook, Recording Secretary

**ROLL CALL:** Vegge, Couser, Gast, Miller, Weigel, Miller

**ABSENT:** Merfeld, Struthers

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### APPROVAL OF AGENDA (MCU)

Motion: Gast

Second: Weigel

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### APPROVAL OF MINUTES (MCU) - August 6, 2012

Motion: Gast

Second: Couser

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### PUBLIC COMMENTS: Opened 6:31 p.m. - Closed 6:31 p.m.

None.

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### OLD BUSINESS:

None.

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### NEW BUSINESS:

**6.I ORD03-12: REVISIONS TO THE STORY COUNTY LAND DEVELOPMENT REGULATIONS -  
CHAPTER 4: BASE ZONE DISTRICT DESIGNATIONS AND CHAPTER 10: CONDITIONAL USES**

**Staff Member:** Charlie Dissell

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**STAFF PRESENTATION:**

Mr. Charlie Dissell gave an overview of the proposed text amendment. Mr. Dissell stated that the new DuPont Plant initiated this change due to the need of Corn Stover bale storage in the A-1, Agricultural, district. Mr. Dissell explained that DuPont stated they may have up to 50 storage sites for said bales.

Mr. Dissell gave an overview of staff's original recommendation to rezone sites from A-1 to A-2 and the pros and cons of such. Mr. Dissell listed examples of allowed uses within in the A-2 district. Mr. Dissell went on to explain the final staff recommendation to create a new type of Conditional Use Permit within the A-1 District.

Mr. Dissell reviewed Inter-Agency comments and concerns stating that one major concern being that the bales could be a fire hazard.

Mr. Dissell reviewed the standards of approval and the dates legal notifications were published.

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

1. *The Story County Planning and Zoning Commission recommends approval of the proposed text amendment, as put forth in case ORD03-12, to the Story County Board of Supervisors, and directs staff to request the matter be considered for First Consideration by the Board of Supervisors on their agenda for Tuesday, October 9, 2012.*
2. *The Story County Planning and Zoning Commission recommends denial of the proposed text amendment, as put forth in case ORD03-12, to the Story County Board of Supervisors, and directs staff to request the matter be considered for First Consideration by the Board of Supervisors on their agenda for Tuesday, October 9, 2012.*
3. *The Story County Planning and Zoning Commission tables the proposed ordinance amendment, as put forth in case ORD01-12, and direct staff to address specific areas for additional information and place the agenda item as Old Business on the October 1, 2012, Planning and Zoning Commission's Agenda.*

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**COMMISSION COMMENTS:**

Mr. Steven Gast reviewed a previously approved rezoning case regarding a grain storage unit. Mr. Gast questioned whether that type of case would be considered a Conditional Use Permit rather than a rezoning under the proposed changes. Mr. Dissell concurred.

Ms. Nancy Miller asked how broad the term "materials" would be. Mr. Dissell stated that the materials would need to be agricultural materials and went on to say that the Planning and Zoning Commission would recommend and the Board of Adjustment would ultimately approve or deny any such case and/or conditions.

Mr. Gast asked staff if the verbiage "locally grown" should be added to the wording.

Mr. David Weigel asked whether staff would get picky and make farmers apply for the Conditional Use Permit. Mr. Weigel went on to ask when the ownership of the bales changes from farmer to DuPont.

Mr. Dissell clarified and defined Agricultural Exemption as well as an overview of how staff would regulate the proposed ordinance.

Commission members and staff discussed the broad definition and interpretation of the proposed ordinance.

Ms. Miller asked whether the second use of the word Agricultural could be removed from the proposal. Mr. Weigel stated he would feel better with such wording change. Ms. Nancy Couser agreed.

Ms. Nancy Miller questioned if DuPont would need to apply for a Conditional Use Permit (CUP) for each location or if a one permit would blanket all locations. Mr. Dissell stated he sees staff listing all parcel numbers with in the same CUP.

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**PUBLIC COMMENT:**  
NONE

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**BOARD DISCUSSION:**

Mr. Gast stated he likes the change and feels it helps clarify and reduce confusion to individual farmers.

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**MOTION: The Story County Planning and Zoning Commission recommends conditional approval of the proposed text amendment, as put forth in case ORD03-12, to the Story County Board of Supervisors, and directs staff to request the matter be considered for First Consideration by the Board of Supervisors on their agenda for Tuesday, October 9, 2012. Condition being that the second use of the word Agricultural is removed.**

Commission members discussed the proposed motion.

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

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**OTHER BUSINESS:**

**Long Range Planning**  
None

**Follow-up on items recommended to the Board of Supervisors and Board of Adjustment**  
None

**COMMISSION COMMENTS:**  
None

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**STAFF COMMENTS:**  
None

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**ADJOURNMENT: 6:54 p.m.**

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**Approval of Minutes**

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**Title and Date**