

STORY COUNTY PLANNING AND ZONING

STORY COUNTY ADMINISTRATION
900 6TH STREET
NEVADA, IOWA 50201-2087

515-382-7245



"Commitment, Vision, Balance"

MINUTES STORY COUNTY BOARD OF ADJUSTMENT

DATE: August 9, 2012

| | |
|----------------------------|------|
| David Miller, Chair | 2015 |
| Stephen McGill, Vice Chair | 2012 |
| Victoria Feilmeyer | 2014 |
| Lynn Scarlett | 2013 |
| *Aaron Steele | 2016 |
| (* Absent | |

CALL TO ORDER: 6:00 p.m.

PLACE: Public Meeting Room
Administration Building

ADJOURNMENT: 6:36 p.m.

PUBLIC PRESENT:

Trever Ewalt, Dickson Jensen

STAFF PRESENT:

Charlie Dissell, Planner; Kristin Cook, Recording Secretary

APPROVAL OF AGENDA (MCU)

APPROVAL OF MINUTES

July 11, 2012 - Approved (MCU)

PUBLIC COMMENTS: Opened 6:03 p.m. - Closed 6:03 p.m.

None

OLD BUSINESS:

None

NEW BUSINESS:

7.I CUP02-12: Jensen Conditional Use Permit

Applicant: Dickson & Luann Jensen

Nature of Request: Conditional Use Permit for a Golf Course

Staff Member: Charlie Dissell

Parcel Number(s): 09-23-300-305; 09-23-300-405

Ms. Victoria Feilmeyer recused herself from case CUP02-12: Jensen Conditional Use Permit

STAFF PRESENTATION:

Mr. Charlie Dissell presented the current land use, parcel size, zoning, and vicinity map of the proposed Conditional Use Permit as submitted. Mr. Dissell also covered the dates of legal notification and publication requirements.

Mr. Dissell defined “golf performance center” as stated in the Story County Land Development Regulations. Mr. Dissell explained that the proposal is meant to be private, but the applicant will allow both the Iowa State University (ISU) men’s’ and women’s’ golf teams to use the facility.

Mr. Dissell outlined the Conceptual and Interagency Reviews completed by the Interagency Review Team.

Mr. Dissell provided Board members with the proposed structure, parking and lighting plans. Mr. Dissell also reviewed property drainage and proposed natural vegetation plantings.

Mr. Dissell reviewed the Planning and Zoning Commission’s recommendation including any recommended conditions.

Mr. Dissell provided the Board with four alternatives:

- 1) The Story County Board of Adjustment accepts the recommendation of the Story County Planning and Zoning Commission and approves the Conditional Use Permit as put forth in case CUP02-12, with conditions.
- 2) The Story County Board of Adjustment acknowledges the recommendation of the Story County Planning and Zoning Commission, however approves the Conditional Use Permit as put forth in case CUP02-12, without conditions.
- 3) The Story County Board of Adjustment acknowledges the recommendation of the Story County Planning and Zoning Commission, however denies the Conditional Use Permit as put forth in case CUP02-12.
- 4) The Story County Board of Adjustment tables the Conditional Use Permit as put forth in case CUP02-12, back to the applicant for further review and/or modifications.

APPLICANT COMMENTS:

Ms. Victoria Feilmeyer

Ms. Feilmeyer stated there have been no comments submitted from the public regarding the proposed development. Ms. Feilmeyer also stated that the applicant feels this will be a great facility. Ms. Feilmeyer stated that the applicant is making sure the development is pleasing to they eye.

PUBLIC COMMENTS:

None

BOARD COMMENTS:

None

MOTION: Move to adopt the Findings of Fact in the Staff Report prepared for and presented to the Story County Board of Adjustment.

VOTE: McGill/Scarlett (3-0) (Steele Absent)

Motion: McGill

Second: Scarlett

Voting Aye: McGill, Miller, Scarlett

Voting Nay: None

Not Voting: Feilmeyer

Absent: Steele

Board discussed the proposed Conditional Use Permit.

MOTION: Move to adopt the Decision regarding the Findings of Fact in the Staff Report, prepared for and presented to the Story County Zoning Board of Adjustment.

VOTE: Scarlett/McGill (3-0) (Steele Absent)

Motion: Scarlett
Second: McGill
Voting Aye: Miller, Scarlett, McGill
Voting Nay: None
Not Voting: Feilmeyer
Absent: Steele

MOTION: The Story County Board of Adjustment accepts the recommendation of the Story County Planning and Zoning Commission and approves the Conditional Use Permit as put forth in case CUP02-12, upon the condition that any Development Application for this property shall be accompanied by an FAA "Determination of No Hazard to Air Navigation".

VOTE: McGill/Scarlett (3-0) (Steele Absent)

Motion: McGill
Second: Scarlett
Voting Aye: Scarlett, McGill, Miller
Voting Nay: None
Not Voting: Feilmeyer
Absent: Steele

NEW BUSINESS:

7.II VAR02-12 City Of Zearing

Nature of Request: This request is for a variance to the total cumulative sign area regulation.

Applicant: City of Zearing

Parcel Number: 04-21-100-150

Staff: Ryan Newstrom; Charlie Dissell Presenting

STAFF PRESENTATION:

Mr. Dissell presented the vicinity map and proposed variance for a city entrance sign as submitted. Mr. Dissell reviewed the property's current location and zoning.

Mr. Dissell gave an overview of the proposed signage location and size.

Mr. Dissell outlined the Conceptual and Interagency Reviews completed by the Interagency Review Team.

Mr. Dissell stated the applicant states that the old sign is dilapidated and went on to review the findings of unnecessary hardship.

Mr. Dissell also covered the dates of legal notification and publication requirements.

Mr. Dissell provided the Board with four alternatives:

- 1) Approve Variance Case No. VAR02-12 as proposed and with conditions.
- 2) Approve Variance Case No. VAR02-12 as proposed.
- 3) Deny Variance Case No. VAR02-12 as proposed.
- 4) Table Variance Case No. VAR02-12 for further information from staff and/or the applicant.

APPLICANT COMMENTS:

None

PUBLIC COMMENTS:

None

BOARD COMMENTS:

Mr. David Miller asked if the Land Development Regulations should be changed to reflect the allowance of larger signage within A-1 zoning. Mr. Dissell explained that rezoning from A-1, Agricultural to C, Commercial just to place a larger sign on a property would not be the best option.

Mr. McGill questioned whether the proposed signage would cause any visual traffic issues. Mr. Dissell and the applicant both stated that the proposed sign will actually be smaller in size from the current signage and will not cause any visual or traffic issues in the area.

Ms. Feilmeyer questioned whether large political signs placed on the road side are or should be required to be permitted. Staff stated they would research such issue.

MOTION: Move to adopt the Findings of Fact in the Staff Report prepared for and presented to the Story County Board of Adjustment.

VOTE: McGill/Feilmeyer (4-0) (Steele Absent)

Motion: McGill
Second: Feilmeyer
Voting Aye: Feilmeyer, McGill, Miller, Scarlett
Voting Nay: None
Not Voting: None
Absent: Steele

MOTION: Move to adopt the Decision regarding the Legal Principles in the Staff Report, prepared for and presented to the Story County Board of Adjustment.

VOTE: Feilmeyer/Scarlett (4-0) (Steele Absent)

Motion: Feilmeyer
Second: Scarlett
Voting Aye: Miller, Scarlett, Feilmeyer, McGill
Voting Nay: None
Not Voting: None
Absent: Steele

MOTION: Move to approve the request as proposed by the applicant in Case No. VAR02-12, as discussed by the Board of Adjustment and in the Staff Report prepared for and presented to the Story County Board of Adjustment finding that all applicable Legal Principles have been Satisfied.

VOTE: McGill/Feilmeyer (4-0) (Steele Absent)

Motion: McGill
Second: Scarlett
Voting Aye: Scarlett, Feilmeyer, McGill, Miller
Voting Nay: None
Not Voting: None
Absent: Steele

OTHER BUSINESS:

None

BOARD COMMENTS:

None

STAFF COMMENTS:

Ms. Kristin Cook reminded Board members that the regularly scheduled Board of Adjustment meeting for September has been cancelled due to a lack of agenda items. Ms. Cook also reminded Board members of the scheduled training session on September 10, 2012 beginning at 4:00 pm.

ADJOURNMENT: 6:36 p.m.

Approval of Minutes

Title and Date