

**STORY COUNTY
PLANNING AND ZONING**
STORY COUNTY ADMINISTRATION
900 6TH STREET
NEVADA, IOWA 50201-2087



"Commitment, Vision, Balance"

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

MINUTES
STORY COUNTY
PLANNING AND ZONING COMMISSION

DATE: July 1, 2013	Daryle Vegge, Chair	2013
	Nancy Couser	2015
	Steven Gast	2013
	Vacant	2017
	*David Struthers	2012
	*Susan Donaldson	
	Nancy Miller	2016
	*Absent	

ADJOURNMENT: 6:34 p.m.

PUBLIC PRESENT: Jim Wineinger

STAFF PRESENT: Leanne Harter, Director

ROLL CALL: Couser, Gast, Miller, Vegge
ABSENT: Struthers, Donaldson

APPROVAL OF AGENDA (MCU)
Motion: Miller
Second: Couser

APPROVAL OF MINUTES (MCU) - May 6, 2013
Motion: Gast
Second: Couser

PUBLIC COMMENTS: Opened 5:31 p.m. - Closed 5:31 p.m.
No public present.

OLD BUSINESS:
None

NEW BUSINESS:
7. I CUP05-13 AMES SPORTS PROPERTIES CONDITIONAL USE PERMIT
Applicant: Ames Sports Properties
Nature of Request: Conditional Use Permit for an Indoor Recreational Facility.

STAFF PRESENTATION:

Ms. Leanne Harter reviewed the proposed nature of the Conditional Use Permit request and presented site shots of the property to the Commission.

Ms. Harter described the nature of an Indoor Recreational Facility as defined in the regulations. Ms. Harter discussed the past activities on the site and the agricultural exemptions granted for previous uses that would no longer be applicable in the case of the proposed conditional use permit.

Ms. Harter reviewed the Standards for Approval relative to conditional use permits and the application's adherence to the standards. She discussed surrounding land uses and the future land use designations.

Ms. Harter noted the phased approach of the proposal development, outlining improvements as set forth by the applicant.

Ms. Harter reviewed comments received through the Inter-Agency Review Team process, including:

Darren Moon, Story County Engineer:

It appears that they have addressed the parking and traffic issues but if there is a way to add a condition on the permit about not allowing vehicles to park on the roadway shoulder, it would be a good idea.

Margaret C. Jaynes, Story County Environmental Health:

I heard the bank said that they would look into easements or purchasing more land to address the fact that the laterals are partially off the property. I just don't want this falling through the cracks. Also seems like the fencing is off the property too (east side). I need to have them keep track of water usage so that when they go to the second phase, we will know what size septic we will need.

Ms. Harter reviewed the notifications in regards to the Planning and Zoning Commission meeting.

Ms. Harter outlined four (4) alternatives for the Commission to consider.

The Story County Planning and Zoning may consider the following alternatives:

1. The Story County Planning and Zoning Commission recommends approval of the conditional use permit request, as put forth in case CUP05-13, to the Story County Board of Adjustment, and directs staff to place the matter on their August 7, 2013 agenda.
2. The Story County Planning and Zoning Commission recommends conditional approval of the conditional use permit request, as put forth in case CUP05-13, to the Story County Board of Adjustment, and directs staff to place the matter on their August 7, 2013 agenda.
3. The Story County Planning and Zoning Commission recommends denial of the conditional use permit request, as put forth in case CUP05-13, to the Story County Board of Adjustment, and directs staff to place the matter on their August 7, 2013 agenda.
4. The Story County Planning and Zoning Commission remands the application, as put forth in case CUP05-13, back to the applicant and/or staff for further review and/or

modifications furthermore requiring that one copy of any new item to be reviewed be submitted no less than twenty-one (21) days before the desired Planning and Zoning Commission meeting.

COMMISSION COMMENTS:

Mr. Steve Gast asked for clarifications during the staff presentation regarding the existing duplex. Ms. Harter responded that the potential use should be verified in discussions with the applicant.

Ms. Nancy Couser questioned how many bathrooms the site would include. Ms. Harter responded that would best answered by the applicant.

Ms. Nancy Miller asked whether the applicant had seen the proposed conditions. Staff affirmed.

Mr. Gast commented on the parking lot landscaping and asked for clarification. Ms. Harter reiterated the requirements of the ordinance in regards to parking lot landscaping.

Ms. Miller questioned whether there was any public feedback to be entered into the record. Ms. Harter noted several phone calls and emails had been received as general inquiries, but no formal correspondences stating opposition to or support of the application.

Mr. Gast noted that signage on the site could unintentionally be lit as a result of wall lighting proposed. Ms. Harter confirmed.

APPLICANT COMMENTS:

Mr. Jim Wineinger described the proposed use of the existing buildings and phased-in expansion plans. Mr. Wineinger questioned whether out-of-town coaches and instructors be allowed to use one side of the duplex when needed. Mr. Gast commented that if the duplex is allowed to remain as a condition of the conditional use permit, it would be allowed. Ms. Harter affirmed.

Ms. Couser asked how many acres the site contained. Mr. Wineinger responded 9.91 acres.

Mr. Vegge questioned Mr. Wineinger on the proposed lit sign. Mr. Wineinger described lighting conditions at the current site in west Ames and highlighted the potential signage on the proposed site.

Ms. Couser asked how many toilets on the site. Mr. Wineinger described the existing bathrooms and how the septic system was designed for the horse stable use which should be able to accommodate the first two phases of the proposed conditional use permit.

Mr. Gast commented that a potential condition of approval in regards to duplex could be along the lines that the "duplex is permitted for the purpose of housing employees or contractors associated with the permitted conditional use". Mr. Wineinger concurred with the language.

PUBLIC COMMENT:

No public present.

MOTION: The Story County Planning and Zoning Commission recommends conditional approval of the conditional use permit request, as put forth in case CUP05-13, to the Story County Board of

Adjustment, and directs staff to place the matter on their August 7, 2013 agenda.

1. A minimum of 34 trees shall be planted around the perimeter of the parking lot (designed at full build out) during Phase One, with a minimum of 14 trees (approximately one tree every 30 ') planted along the north edge of the parking lot to provide screening to minimize visual impacts, glare from headlights, noise, fumes or other detrimental impacts to the traffic on West 190th Street.
2. Proposed use shall not allow vehicles to park on the roadway shoulder of West 190th Street.
3. Applicant shall secure easements, or purchase more land, to address the fact that the laterals are partially off the property.
4. Applicant shall track water usage and report usage to the Story County Environmental Health Department. This shall be done so that when the second phase is constructed, Environmental Health will know what size septic will be needed.
5. Duplex be permitted for the purpose of housing employees or contractors associated with the permitted conditional use .

Motion: Gast

Second: Miller

Voting Aye: Miller, Couser, Gast, Vegge

Voting Nay: None

Not Voting: None

Absent: Struthers, Donaldson

OTHER BUSINESS:

Long Range Planning

NONE

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

NONE

Discussion of Planning and Zoning Organizational Policy

Ms. Harter described the intention of the policy and described the nature in which the Commission reviews the policy.

Mr. Gast noted the following modifications should be considered: acknowledge or point to the fact that agendas are posted on-line and reference the particular location; note that meeting cancellations are posted at that same locations; clarify when meetings are cancelled due to a lack of a quorum; amend Planning and Zoning Department to Planning and Development.

Staff noted the proposed modifications will be completed and brought back for the Commission's consideration.

COMMISSION COMMENTS:

NONE

STAFF COMMENTS:

NONE

ADJOURNMENT: 6:34 p.m.

Approval of Minutes

Title and Date