

**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: December 2, 2013	Daryle Vegge, Chair	2013
	Nancy Couser	2015
	Steven Gast	2013
CALL TO ORDER: 5:30 p.m.	Vacant	2017
PLACE: Public Meeting Room	David Struthers	2012
Administration Building	Susan Donaldson	2015
	*Nancy Miller	2016
	*Absent	

ADJOURNMENT: 7:11 PM

PUBLIC PRESENT: Bill Rudolph, Roselyn Rudolph, Joanne Glazer Weiss, Roy Fatland, Janet Flatland, Avis Stensland, Rex Rohrssen, Vellareddy Anantharam, Malini Anantharam, Kurt Friedrich, Brad Heemstra

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

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

ABSENT: Miller

APPROVAL OF AGENDA (MCU)

Motion: Gast

Second: Struthers

APPROVAL OF MINUTES (MCU) – November 4, 2013

Motion: Gast

Second: Couser

PUBLIC COMMENTS: Opened 5:32 p.m. – Closed 5:36 p.m.

Ms. Lucy Martin

Ms. Martin requested that the Commission make scheduling changes to their proposed June 2, 2014 and November 3, 2014 meeting date. Ms. Martin stated that the General Election and Primary would also be being held during those dates and times. Ms. Martin also stated that her request is due to security purposes. Ms. Martin suggested time, date, or location change for these two meeting dates.

OLD BUSINESS:

None

NEW BUSINESS:

7. I REZ04-13 CAMERON FARMS REZONING

Applicant: Kurt Friedrich for Cameron Farms, LLC

Nature of Request: Rezone lands from A, Agricultural to A-R, Agricultural Residential

Staff Member: Charlie Dissell

Parcel Number(s): 0519200305, 0519200105

STAFF PRESENTATION:

Mr. Charlie Dissell reviewed the proposed application for requested rezoning and outlined the applicable land use designation, ownership, current zoning, land use information and provided site shots of the property. Mr. Dissell outlined the requirements applicable to rezoning requests.

Mr. Dissell stated the property is located within the Ames Urban Fringe Area and gave an overview of such referencing how the Fringe Area applies to the proposed rezoning area.

Mr. Dissell 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 Official Zoning Map Amendment, as put forth in case REZ04-13, to the Story County 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 REZ04-13, to the Story County Board of Supervisors.
3. The Story County Planning and Zoning Commission recommends denial of the Official Zoning Map Amendment, as put forth in case REZ04-13, to the Story County Board of Supervisors.
4. The Story County Planning and Zoning Commission tables the Official Zoning Map Amendment, as put forth in case REZ04-13, back to the applicant and/or staff for further review and/or modifications, and directs staff to place this item on the January 6, 2014, Planning and Zoning Commission Agenda under Old Business.

COMMISSION COMMENTS:

Mr. David Struthers questioned whether there were areas that would not be buildable. Mr. Dissell indicated, via aerial map, which portion of land will be considered preservation area.

Mr. Daryle Vegge mentioned possible drainage concerns. Mr. Dissell reviewed current land elevation and stated that drainage is not a concern.

Mr. Struthers questioned the number of proposed lots. Mr. Dissell stated that 40-50 lots are proposed. Mr. Dissell also stated that the proposed lots are required to have a one-acre minimum.

APPLICANT COMMENTS:**Mr. Kurt Friedrich**

Mr. Friedrich provided Commission members and public attendees a proposed Concept Plan for the proposed rezoning area. Mr. Friedrich stated that the proposal is designated rural residential and is within the Ames Urban Fringe. Mr. Friedrich also stated that the proposed subdivision would be developed in a similar manner of surrounding subdivisions, such as Cameron Pines. Mr. Friedrich stated that the proposed lots would be larger than that of Hickory Hills Subdivision. Mr. Friedrich stated he would be meeting with the Executive Committee of Hickory Hills to answer any questions.

Mr. Friedrich stated the proposal is to keep the natural contours of the topography. Mr. Friedrich also stated that the proposal is to keep green space in specific areas.

Ms. Nancy Couser questioned the future development of 505th Avenue. Mr. Friedrich stated that 505th Ave. should be paved in the future and commented that 190th Street should not be paved.

Mr. Vegge questioned the location of proposed outlots and whether they would be protected as open space. Mr. Dissell stated that there are requirements to keep open green space based on the number of proposed lots.

PUBLIC COMMENT:

Mr. Rex Rohrssen

Mr. Rohrssen stated concerns with water runoff and asked if retention ponds are being proposed.

Mr. Dissell reiterated that the topography maps show runoff as not being an issue also stating that tiling could be added as needed.

Mr. Friedrich stated that such concerns would be addressed as they arise and will work to mitigate any issues. Mr. Friedrich also stated that additional grading could be conducted to alleviate any runoff issues.

Ms. Joanne Glazer Weiss

Ms. Glazer Weiss asked why the land was not rezoned before the purchase. Ms. Glazer Weiss also asked for clarification regarding the Ames Urban Fringe Plan and Agricultural-Residential zoning district. Ms. Glazer Weiss questioned what the next steps would be if the Commission were to not approve the proposal.

Mr. Vegge clarified the Commission's responsibilities stating that the Commission recommends to the Board of Supervisors and Board of Adjustment.

Mr. Friedrich gave an overview of the steps to purchase and rezone the property. Mr. Friedrich stated that the purchase was made at auction and no conditions could be placed on the purchase.

Mr. Dissell gave an overview of the Ames Urban Fringe Plan and the Agricultural-Residential zoning district.

Mr. Bill Rudolph

Mr. Rudolph questioned whether livestock would be allowed on the proposed lots. Mr. Rudolph also asked for clarification regarding the proposed restrictive covenants.

Mr. Dissell stated that livestock is not regulated by the County Planning and Development Department.

Mr. Friedrich stated that the proposed lots are not intended to have horses. Mr. Friedrich gave an overview of possible covenants.

Mr. Rudolph asked for clarification regarding lot size. Mr. Friedrich stated that lots will be one-acre and larger. Mr. Friedrich also gave an overview of the subdivision building timeline.

Mr. Rudolph also questions the proposed septic system plan. Mr. Friedrich stated that each lot would have a private septic system. Mr. Friedrich also stated that the hope is to have the plat finished in 2013 and continue with the next steps in the spring of 2014.

Mr. Dean Girard

Mr. Girard stated concern with increased density, water run-off, and traffic. Mr. Girard gave examples of each of his concerns. Mr. Girard asked for the easement onto 505th Avenue to be denied.

Mr. Rudolph

Mr. Rudolph questioned the proposed water provider. Mr. Friedrich stated that Xenia has agreed to service the area.

Commission Comments:

Mr. Gast mentioned that the County Engineer did not submit any comments regarding road impact to the proposal.

Mr. Dissell stated that Mr. Darren Moon had been involved in all meetings regarding the proposal. Mr. Dissell also stated that Mr. Moon did not have any concerns at this time.

Ms. Couser stated her opinion regarding rural development stating that she is not in favor of the proposal.

MOTION: The Story County Planning and Zoning Commission recommends approval of the Official Zoning Map Amendment, as put forth in case REZ04-13, to the Story County Board of Supervisors. (MCU)

Motion: Gast

Second: Struthers

Voting Aye: Gast, Vegge, Donaldson, Struthers

Voting Nay: Couser

Not Voting: None

Absent: Miller

NEW BUSINESS:

7. II SUB11-13 LEE SUBDIVISION

Applicant: Virginia Lee

Nature of Request: Subdivision of one parcel into two lots

Staff Member: Ryan Newstrom

Parcel Number(s): 1311300210

STAFF PRESENTATION:

Mr. Ryan Newstrom reviewed the proposed subdivision as submitted. Mr. Newstrom provided site shots of the proposed property and gave location information. Mr. Newstrom reviewed current ownership and easements.

Mr. Newstrom reviewed Inter-agency comments made by affected County Departments.

Mr. Newstrom reviewed the notifications in regard to the Planning and Zoning Commission meeting.

Mr. Newstrom stated that staff recommends the following condition of approval:

1. *Either a waiver from the City of Huxley or a resolution approving the subdivision shall be submitted to Planning and Development prior to releasing the signed resolution.*

Mr. Newstrom 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 Lee Minor Subdivision Plat, as put forth in case SUB11-13, to the Story County Board of Supervisors.
- 2) The Story County Planning and Zoning Commission recommends conditional approval of the Lee Minor Subdivision Plat, as put forth in case SUB11-13, to the Story County Board of Supervisors.
- 3) The Story County Planning and Zoning Commission recommends denial of the Lee Minor Subdivision Plat, as put forth in case SUB11-13, to the Story County Board of Supervisors.
- 4) The Story County Planning and Zoning Commission tables the C Lee Minor Subdivision Plat as put forth in case SUB11-13, back to the applicant and/or staff for further review and/or modifications, and directs staff to place this item on the January 6, 2014, Planning and Zoning Commission Agenda under Old Business.

COMMISSION COMMENTS:

Mr. Struthers asked whether the City of Huxley agreed to the proposal. Mr. Newstrom stated that staff had spoken with the City of Huxley and they agree to the proposal and will submit a letter stating such.

APPLICANT COMMENTS:

None

PUBLIC COMMENT:

None

MOTION: The Story County Planning and Zoning Commission recommends conditional approval of the Lee Minor Subdivision Plat, as put forth in case SUB11-13, to the Story County Board of Supervisors. (MCU)

CONDITION(S):

1. Either a waiver from the City of Huxley or a resolution approving the subdivision shall be submitted to Planning and Development prior to releasing the signed resolution.

Motion: Gast

Second: Donaldson

Voting Aye: Struthers, Donaldson, Couser, Gast, Vegge

Voting Nay: None

Not Voting: None

Absent: Miller

8. OTHER BUSINESS:

1) Long Range Planning

Ms. Leanne Harter gave updates to previous Commission recommendations stating that two Conditional Use Permit proposals for CWECS were approved and one Conditional Use Permit proposal for a CWECS was remanded back to staff to gather additional information regarding shadow flicker.

Ms. Harter also stated that the Board of Supervisors directed staff to place the Capital Improvements Plan (CIP) on the County website. Ms. Harter also stated that comments to the CIP may be submitted online.

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

See previous Other Business item #1.

8.1 Election of Officers

Motion: Move to appoint Nancy Couser as Chair. (MCU)

Motion: Vegge

Second: Struthers

Motion: Move to appoint Susan Donaldson as Vice-Chair. (MCU)

Motion: Gast

Second: Vegge

Commission members discussed the proposed 2014 meeting schedule change. Commission members asked staff to review the meeting schedule and timeframe and report back with possible editions.

COMMISSION COMMENTS:

Mr. Struthers gave his comments regarding the proposed Cameron Farms Rezoning stating he does not like to see farmland being developed, but does feel the proposed development is within compliance of all regulations and fringe plans. Mr. Gast concurred. Ms. Donaldson stated that economic growth and

development committees take their role and consideration seriously.

Mr. Gast thanked Commission members for their time.

Mr. Vegge stated he has enjoyed his time serving on the Commission.

STAFF COMMENTS:

Ms. Harter stated the Commission would have a meeting on January 6, 2014.

Ms. Harter thanked Mr. Vegge and Mr. Gast for their time served on the Commission.

ADJOURNMENT: 7:11 PM

Approval of Minutes

Title and Date