

**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> February 3, 2014	Nancy Couser, Chair	2015
	Susan Donaldson, Vice-Chair	2015
	Nancy Miller	2016
	Scott Wendt	2017
<b>CALL TO ORDER:</b> 5:30 p.m.	*David Struthers	2017
<b>PLACE:</b> Public Meeting Room	Aaron Steele	2018
Administration Building	Marvin Smith	2018
	*Absent	

**ADJOURNMENT:** 7:06 PM

**PUBLIC PRESENT:** Dean Girard, Steve Excell, Kurt Friedrich, Rex Rohrsen, Scott Renaud

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

**ROLL CALL:** Couser, Donaldson, Miller, Wendt, Steele, Smith

**ABSENT:** Struthers

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**APPROVAL OF AGENDA (MCU)**

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**APPROVAL OF MINUTES**

December 2, 2013 - Tabled

January 6, 2014 (MCU)

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**PUBLIC COMMENTS: Opened 5:32 p.m. – Closed 5:33 p.m.**

None

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**TABLED BUSINESS:**

**SUB09-13 NADY SUBDIVISION**

**Applicant:** Orson Nady

**Nature of Request:** Subdivision of one parcel into seven lots and four outlots in the A-R, Agricultural Residential zoning district.

**Staff Member:** Leanne Harter

**Parcel Number:** 0636200225

No further application materials have been brought forward at this time and the item will remain tabled until such time revisions are submitted.

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**OLD BUSINESS:**

**SUB12-13 CAMERON ESTATES SUBDIVISION**

**Applicant:** Kurt Friderich for Cameron Farms, LLC

**Nature of Request:** Subdivision of two parcels into 47 lots.

**Staff Member:** Charlie Dissell

**Parcel Number:** 0519200305, 0519200105

**STAFF PRESENTATION:**

Mr. Charlie Dissell gave an update of the current application including septic concerns stating that the Director of the Environmental Health Department notated six recommendations.

- If soil is not consistent, additional borings (more than two) will be necessary
- Soil perc rates will need to be determined either by field estimates based on soil texture and structure or by conducting perc tests.
- Site evaluation shall make a recommendation for septic system type.
- Designate an area 50 feet wide by 100 feet long (along contour), or an area appropriate for the size of the proposed secondary system for each lot.
- Covenants that cover maintenance of septic system.

Mr. Dissell stated that all utility companies have committed to servicing the proposed area. Mr. Dissell also stated that the current Xenia water line would be located within the required setbacks for each lot.

Mr. Dissell also stated that the Gilbert Fire Chief has committed to servicing the proposed subdivision.

Mr. Dissell gave an overview of the drainage ways that will be used for the proposed subdivision via site map.

Mr. Dissell notated that all lot lines have been adjusted to allow for the one-acre minimum lot size requirement.

Mr. Dissell described Phases I, II, and III via site map. Mr. Dissell also stated current zoning of the property.

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 Major Subdivision-Preliminary Plat, as put forth in case SUB12-13, to the Story County Board of Supervisors, and directs staff to schedule review by the Board of Supervisors after third consideration of REZ 04-13.
- 2) The Story County Planning and Zoning Commission recommends conditional approval of the Major Subdivision-Preliminary Plat, as put forth in case SUB12-13, to the Story County Board of Supervisors, and directs staff to schedule review by the Board of Supervisors after third consideration of REZ 04-13.
- 3) The Story County Planning and Zoning Commission recommends denial of the Major Subdivision-Preliminary Plat, as put forth in case SUB12-13, to the Story County Board of Supervisors, and directs staff to schedule review by the Board of Supervisors after third consideration of REZ 04-13 .
- 4) The Story County Planning and Zoning Commission tables the Major Subdivision-Preliminary Plat, as put forth in case SUB12-13, back to the applicant and/or staff for further review and/or modifications, and directs staff to place this item on the February 3, 2013 Planning and Zoning Commission Agenda under Old Business.

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**COMMISSION COMMENTS:**

Mr. Marvin Smith asked for clarification regarding Outlot B, which is located between the proposed subdivision and an existing subdivision. Mr. Dissell stated that the adjacent lot owner has been asked to join the proposed subdivision. Said property owner has declined at this time. Mr. Dissell also reviewed setback requirements.

Ms. Nancy Couser asked for clarification regarding the proposed covenants and staff's approval of such. Mr. Dissell reviewed the updated proposed covenants.

Ms. Nancy Miller asked for clarification regarding the location of the tillable land. Mr. Dissell indicated the tillable land area via site map.

**APPLICANT COMMENTS:**

**Mr. Kurt Friedrich**

Mr. Friedrich stated that all requested materials have been submitted as well as a narrative describing all proposed plantings.

**Mr. Scott Renaud, Fox Engineering**

Mr. Renaud gave an overview of the adjacent property land use.

Mr. Smith asked for clarification regarding septic and farm tile regulations, proposed lines, and locations of such. Mr. Renaud reviewed off-site and on-site farm tile locations via site map.

Ms. Nancy Miller questioned the tile locations. Mr. Renaud stated how tiling maps are acquired and stated reasons for not knowing all locations of such tiles.

Ms. Miller questioned the development timeframe. Mr. Renaud stated that lot sales will be the largest factor in determining a timeframe. Mr. Renaud also stated that all grading and green space development would be completed immediately.

**PUBLIC COMMENT:**

**Mr. Dean Gerard**

Mr. Gerard reviewed his concerns with the proposed subdivision including drainage concerns and the vegetation planting schedule.

Ms. Miller asked for clarification regarding the County's role regarding subdivision covenants. Mr. Dissell stated that the County will not enforce covenants and stated that covenants are always a civil issue.

Ms. Miller asked for clarification regarding the proposed subdivision location in respect to Ames city limits. Mr. Dissell indicated such via site map. Ms. Miller stated concern regarding possible future annexation of the property. Mr. Friedrich stated that the City of Ames does not support the needed infrastructure to annex the proposed area.

Mr. Dissell addressed Mr. Gerard's concerns.

Mr. Smith asked for clarification regarding farm tile and water runoff plans. Mr. Renaud stated that farm tiles must be maintained and also explained the reasoning for the larger and longer pipe usage. Mr. Renaud also explained the reasoning for not using a catch pond. Mr. Renaud gave an overview of planned vegetation plantings.

Ms. Miller asked for long range planning expectations of the developer. Mr. Renaud addressed such.

**Mr. Steve Excell**

Mr. Excell questioned the most southern drainage tile direction of flow. Mr. Renaud gave an overview of the proposed drainage via site map.

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**MOTION: The Story County Planning and Zoning Commission recommends approval of the Major Subdivision-Preliminary Plat, as put forth in case SUB12-13, to the Story County Board of Supervisors, and directs staff to schedule review by the Board of Supervisors after third consideration of REZ 04-13.**

**Motion:** Donaldson

**Second:** Wendt

Mr. Steele suggested an amended motion to include conditions.

**Motion removed.**

**MOTION:** The Story County Planning and Zoning Commission recommends conditional approval of the Major Subdivision-Preliminary Plat, as put forth in case SUB12-13, to the Story County Board of Supervisors, and directs staff to schedule review by the Board of Supervisors on February 11, 2014.

**CONDITIONS:**

- The wastewater evaluation including the points outlined by the Health Department be completed before the final plat submittal, if weather allows; if weather doesn't allow, process for completion of wastewater evaluation shall be outlined in the development agreement.
- If soil is not consistent, additional borings (more than two) will be necessary
- Soil perc rates will need to be determined either by field estimates based on soil texture and structure or by conducting perc tests.
- Site evaluation shall make a recommendation for septic system type.
- Designate an area 50 feet wide by 100 feet long (along contour), or an area appropriate for the size of the proposed secondary system for each lot.
- Covenants that cover maintenance of septic system.

**DISCUSSION:** Mr. Steele noted that, based off previous Commission discussion on this case, the recommendation being forwarded on to the Board of Supervisors interpreted the calculation of required open space using total net subdivision area rather than total gross subdivision area.

**Motion:** Steele

**Second:** Miller

**Voting Aye:** Donaldson, Couser, Steele, Wendt, Smith, Miller

**Voting Nay:** None

**Not Voting:** None

**Absent:** Struthers

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**LONG RANGE PLANNING UPDATE**

Ms. Leanne Harter gave an overview of the coordinated long range plan and agreements.

**FOLLOW-UP ON ITEMS RECOMMENDED TO THE BOARD OF SUPERVISORS AND BOARD OF ADJUSTMENT**

Ms. Harter gave an update previously approved cases including Cameron Farms Rezoning and Rolling Hills Conditional Use Permit.

**STAFF COMMENTS:**

None

**COMMISSION COMMENTS:**

Mr. Steele gave his opinion regarding restrictive covenants.

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**ADJOURNMENT: 7:06 PM**

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**Approval of Minutes**

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**Title and Date**