

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

ADJOURNMENT: 6:19 PM

PUBLIC PRESENT: Dennis West, Scott Renaud, Penny Brown-Huber

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

ROLL CALL: Couser, Donaldson, Miller, Wendt, Struthers, Steele

ABSENT: Smith (arrived at 5:33pm)

APPROVAL OF AGENDA (MCU)

APPROVAL OF MINUTES (MCU)

December 2, 2013

February 3, 2014

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

None

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.

OLD BUSINESS:

None

NEW BUSINESS:

CUP01-14 PRAIRIE RIVERS OF IOWA CONDITIONAL USE PERMIT

Applicant: Prairie Rivers of Iowa

Nature of Request: Conditional Use Permit for educational training and demonstration area for the growing and distribution of locally grown fruits and vegetables as well as other Iowa grown products.

Staff Member: Ryan Newstrom

Parcel Number: 0926200155, 0926200160

STAFF PRESENTATION:

Mr. Ryan Newstrom reviewed the proposed nature of the Conditional Use Permit request. Mr. Newstrom reviewed the Standards for Approval relative to conditional use permits and the application's adherence to said standards. Mr. Newstrom discussed surrounding land uses and future land use designation.

Mr. Newstrom cited all pertinent Inter-agency comments made by affected County Departments.

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

Mr. Newstrom reviewed staff recommended Conditions of approval:

- 1) *All required accessible spaces shall be marked on site.*

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 recommend conditional approval of the Conditional Use Permit, as put forth in case CUP01-14, to the Story County Board of Adjustment, and directs staff to place the case on the April 2, 2014 Board of Adjustment agenda.*
- 2) *The Story County Planning and Zoning Commission recommend approval of the Conditional Use Permit, as put forth in case CUP01-14, to the Story County Board of Adjustment, and directs staff to place the case on the April 2, 2014 Board of Adjustment agenda.*
- 3) *The Story County Planning and Zoning Commission recommend denial of the Conditional Use Permit, as put forth in case CUP01-14, to the Story County Board of Adjustment, and directs staff to place the case on the April 2, 2014 Board of Adjustment agenda.*
- 4) *The Story County Planning and Zoning Commission tables the Conditional Use Permit, as put forth in case CUP01-14, back to the applicant and/or staff for further review and/or modifications, and directs staff to place this item on the April 7, 2014 Planning and Zoning Commission Agenda under Old Business.*

COMMISSION COMMENTS:

None

APPLICANT COMMENTS:

Ms. Penny Brown-Huber; Prairie Rivers Executive Director

Ms. Huber gave a short overview of the proposed relocation.

Ms. Huber stated that Prairie Rivers is a non-profit 503(C) organization. Ms. Huber gave an overview of the Prairie Rivers organization's goal.

PUBLIC COMMENT:

None

COMMISSION COMMENTS:

None

MOTION: The Story County Planning and Zoning Commission recommend conditional approval of the Conditional Use Permit, as put forth in case CUP01-14, to the Story County Board of Adjustment, and directs staff to place the case on the April 2, 2014 Board of Adjustment agenda. (MCU)

CONDITIONS:

- 1) All required accessible spaces shall be marked on site.

Motion: Struthers

Second: Donaldson

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

Voting Nay: None

Not Voting: None

Absent: None

NEW BUSINESS:

CUP02-14 WULFEKUHLE CONDITIONAL USE PERMIT

Applicant: Lee Wulfekuhle

Nature of Request: Conditional Use Permit for a storage site for drying agricultural lime

Staff Member: Leanne Harter

Parcel Number: 0619200305; 0619200105

STAFF PRESENTATION:

Ms. Leanne Harter reviewed the proposed nature of the Conditional Use Permit request. Ms. Harter reviewed the Standards for Approval relative to conditional use permits and the application's adherence to said standards. Ms. Harter discussed surrounding land uses and future land use designation.

Ms. Harter cited all pertinent Inter-agency comments made by affected County Departments.

Darren Moon, County Engineer

I do not have any issues with the haul route but I do not show anything submitted for a driveway permit yet, but there is an existing drive so we will not need one unless they need to widen it.

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, as put forth in case CUP02-14, to the Story County Board of Adjustment, and directs staff to place the item on the April 2, 2014, Story County Board of Adjustment agenda.*
 - 2) *The Story County Planning and Zoning Commission recommends conditional approval of the Conditional Use Permit, as put forth in case CUP02-14, to the Story County Board of Adjustment, and directs staff to place the item on the April 2, 2014, Story County Board of Adjustment agenda.*
 - 3) *The Story County Planning and Zoning Commission recommends denial of the Conditional Use Permit, as put forth in case CUP02-14, to the Story County Board of Adjustment, and directs staff to place the item on the April 2, 2014, Story County Board of Adjustment agenda.*
 - 4) *The Story County Planning and Zoning Commission tables the Conditional Use Permit request, as put forth in case CUP02-14, back to the applicant and/or staff for further review and/or modifications, and directs staff to place this item on the April 7, 2014, Planning and Zoning Commission Agenda under Old Business..*
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COMMISSION COMMENTS:

Ms. Susan Donaldson questioned whether restroom facilities should be part of the proposal as well as a septic system.

Mr. Marvin Smith asked for clarification regarding traffic flow. Ms. Harter gave an overview of the proposed haul route. Mr. Smith questioned the amount of increased traffic. Ms. Harter gave an overview of the proposed number of trucks taking the proposed route annually.

APPLICANT COMMENTS:

Mr. Lee Wulfekuhle

Mr. Wulfekuhle clarified truck routes and drying schedule in detail. Mr. Wulfekuhle addressed the septic and bathroom inquiry.

Mr. Aaron Steele asked if lime has an environmental impact. Mr. Wulfekuhle stated he works closely with the Iowa DNR to ensure land application safety.

Mr. Steele questioned the lifespan of the proposed facility. Mr. Wulfekuhle stated that his contract with the City of Ames is for five years. Mr. Wulfekuhle stated that he is hopeful that the City of Ames will renew his contract at that time.

Mr. Smith questioned the timing of clearing out the lagoons. Mr. Wulfekuhle gave an overview of the facility schedule based on weather and demand.

Traffic flow was discussed in further detail.

PUBLIC COMMENT:

Mr. Dennis West

Mr. West voiced his concern regarding increased truck traffic. Mr. West also questioned the proposed height of the building. Mr. West asked for clarification regarding the lime drying process.

Mr. Scott Renaud; Fox Engineering

Mr. Renaud indicated that the lime is being stored in a wet condition in the berm. Mr. Renaud stated that to process the lime the material will be moved away from the berm. Mr. Renaud also stated that dust is not a concern.

Mr. Renaud addressed traffic flow stating that traffic will be "Right-in" condition going in and a Left-turn unloaded out.

Mr. Renaud stated that the proposed building is to be 60' x 120' and 16-18' in height.

Mr. Renaud stated that there would be no increase in noise as there are no fans used in the process.

COMMISSION COMMENTS:

None

MOTION: The Story County Planning and Zoning Commission recommends approval of the Conditional Use Permit, as put forth in case CUP02-14, to the Story County Board of Adjustment, and directs staff to place the item on the April 2, 2014, Story County Board of Adjustment agenda. (MCU)

Motion: Miller

Second: Steele

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

Voting Nay: None

Not Voting: None

Absent: None

LONG RANGE PLANNING UPDATE

Ms. Harter gave an update to the Capital Improvements Plan and Communications Plan approval.

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

Ms. Harter gave an overview of the upcoming Comprehensive Plan beginning in fiscal year 2015.

STAFF COMMENTS:

None

COMMISSION COMMENTS:

None

ADJOURNMENT: 6:19 PM

Approval of Minutes

Title and Date