

STORY COUNTY PLANNING AND ZONING

STORY COUNTY ADMINISTRATION
900 6TH STREET
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"Commitment, Vision, Balance"

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MINUTES STORY COUNTY PLANNING AND ZONING COMMISSION

| | | |
|-----------------------------------|---------------------|------|
| DATE: May 2, 2011 | Daryle Vegge, Chair | 2013 |
| | Steven Gast | 2013 |
| CALL TO ORDER: 5:30 p.m. | *Nick Merfeld | 2012 |
| PLACE: Public Meeting Room | *David Struthers | 2012 |
| Administration Building | David Weigel | 2015 |
| | Nancy Couser | 2015 |
| ADJOURNMENT: 6:22 p.m. | *Jean Sheets | 2011 |
| | *Absent | |

OTHER PEOPLE PRESENT: Leanne Harter, Director; Charlie Dissell, County Planner; Sheena Danzer, Code Enforcement Officer; Rich Kotite; Dennis W. Parmenter; Shaun Hamsted; Harold Ault

APPROVAL OF AGENDA (MCU) (GAST/WEIGEL)

APPROVAL OF MINUTES (MCU) (GAST/WEIGEL)
February 7, 2011

PUBLIC COMMENTS: Opened 5:31 p.m. – Closed 5:31 p.m.
None.

OLD BUSINESS:
None.

NEW BUSINESS:

1) **SUB02-11: Knutson 2nd Subdivision**

Nature of Request: The request is for a Major Subdivision – Preliminary Plat in the A-R, Agricultural Residential district, on property located in Section 18 of Union Township, described as Lots 3 and 4, Knutson Subdivision.

Parcel Number: 14-18-300-240

Staff Project Manager: Charlie Dissell

STAFF PRESENTATION:

Mr. Dissell presented the vicinity map, plat as submitted, and covered the dates of legal notification and public requirements. Mr. Dissell commented on existing drainage easements approved as part of the original Knutson Subdivision not included in the proposed plat.

Mr. Dissell outlined the review completed by the Interagency Review Team.

Mr. Dissell presented the alternatives for the Commission to consider.

Mr. Daryle Vegge questioned the limitations and work allowed by the easement on the plat. Mr. Dissell outlined the application regulations entitled "Easements along Streams" from the *Story County Land Development Regulations* for the Commission and audience.

APPLICANT COMMENTS:

Mr. Dennis Parmenter, 30700 560th Avenue, Cambridge, Iowa 50046

Mr. Parmenter commented their intention is to acquire an additional 30' along the front of the property, which is the goal of the proposed subdivision request.

Mr. Parmenter stated that it would be his preference that the easement along the pond not be continued, but would agree to the requirement if still left in place by the Commission.

PUBLIC COMMENTS:

None.

COMMISSION COMMENTS:

Mr. Steven Gast questioned the definition of a stream for the purposes of the easement. Mr. Dissell noted that the regulations did not define a stream, and commented that the Commission could determine that the pond in this particular case may not be as intended by the regulations.

Mr. Weigel asked whether there was a drain tile in the proximity of the pond. Mr. Parmenter described the construction as part of the Dream Lake construction and noted there was no evidence of drain tile network at that point.

Mr. Dissell demonstrated the existing easements identified in the Knutson Subdivision plat.

Mr. Gast questioned whether the final plat has an easement for the impoundment of water on the plat. Mr. Dissell responded that it did not.

MOTION: **Story County Planning and Zoning Commission recommend approval of the plat as put forth in the application for Knutson Subdivision 2nd Addition, Case No. SUB02-11 to the Story County Board of Supervisors, and direct staff to request the application be placed on the May 10, 2011, Board of Supervisors' agenda.**

Motion: Gast
Second: Weigel
Voting Aye: Vegge, Gast, Couser, Weigel
Voting Nay: None
Not Voting: None
Absent: Merfeld, Struthers, Sheets

NEW BUSINESS:

2) CUP01-11: Lee Conditional Use Permit

Nature of Request: The request is for a conditional use permit for construction of a 250' tall self-support communications tower/facility in the A-1 Agricultural district, on property location in Section 22, Palestine Township.

Parcel Number: 13-22-200-305

Staff Project Manager: Sheena Danzer

STAFF PRESENTATION:

Ms. Sheena Danzer reviewed the proposed application for the communications tower/facility, and outlined the applicable land use designation, ownership, current zoning and land use information. Ms. Danzer outlined the application's conformance to the standards for approval and development impacts applicable for conditional use permits.

Ms. Danzer presented site shots and the plan materials submitted for review by the Planning and Zoning Commission.

Ms. Danzer discussed the application's conformance to the supplemental standards applicable to communication towers/facilities outlined in the *Story County Land Development Regulations*.

Ms. Danzer outlined the alternatives for the Commission to consider.

Mr. Gast asked whether there were any other communication towers/facilities in the general area of the proposed tower. Ms. Danzer stated that the applicant would be able to respond to that.

APPLICANT COMMENTS:

Rich Kotite, 25870 Highway 2, Keosauqua, Iowa 52565

Mr. Gast asked whether contact had been made with the Verizon tower in the vicinity. Mr. Kotite responded there wasn't a tower constructed by Verizon; however Verizon has placed antennas on the water tower owned by the City of Huxley.

Mr. Gast asked whether the applicant had contacted the City of Huxley regarding the opportunity to locate on the water tower. Mr. Kotite stated the water tower was not tall enough for their purposes and was located outside their search ring.

Mr. Vegge asked Mr. Kotite to describe the construction and placement of the antennas on the proposed structure. Mr. Kotite described the design of the proposed tower, which is designed to accommodate future placement of co-locations by other providers.

Mr. Gast asked what the density is for future locations of towers to successfully provide for adequate coverage. Mr. Kotite responded that the density for antennas is increasing due to the increased demand for voice and data usage.

Mr. Gast commented that the objective of the Story County regulations is to minimize the number of towers and encourage co-location, and questioned whether from the applicant's perspective such a goal was still achievable with the ever-changing nature and evolution of the industry. Mr. Kotite stated that the construction of a new tower is often the last resort and providers would co-locate first if possible.

PUBLIC COMMENTS:

None.

COMMISSION COMMENTS:

MOTION: Story County Planning and Zoning Commission recommend approval of the plat as put forth in the application for Lee Conditional Use Permit request, Case No. CUP01-11 to the Story County Board of Adjustment.

Motion: Gast
Second: Couser
Voting Aye: Vegge, Gast, Couser, Weigel

Voting Nay: None
Not Voting: None
Absent: Merfeld, Struthers, Sheets

OTHER BUSINESS:

1. Long Range Planning

Ms. Harter commented that the public meeting and work session on the Lincoln Highway Special Study still has not been set due to conflicts with calendars, noting it would hopefully occur in June.

Mr. Dissell outlined process on the Ames Urban Fringe Plan – Intergovernmental Agreement, and the next step to get to the County Attorney's Office for review.

2. Economic Development Plan

Ms. Harter reviewed the awarding of the Community Planning Assistance Team application.

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

Ms. Harter commented that the Moore Subdivision Plat 2 was approved by the Board of Supervisors.

COMMISSION COMMENTS:

Mr. Gast asked whether there are white papers and information on economic development that would be beneficial to the Commission. Ms. Harter noted she would forward information out as she came across such. Ms. Harter also noted she would distribute a copy of the Community Planning Assistance Team application.

Mr. Vegge asked what the time frame was for filling the office coordinator position. Ms. Harter noted Ms. Kristin Cook would begin May 9, 2011.

STAFF COMMENTS:

None.

ADJOURNMENT: 6:22 p.m.

Approval of Minutes

Title and Date