

# STORY COUNTY PLANNING AND ZONING

STORY COUNTY ADMINISTRATION  
900 6<sup>TH</sup> STREET  
NEVADA, IOWA 50201-2087



*"Commitment, Vision, Balance"*

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## MINUTES STORY COUNTY PLANNING AND ZONING COMMISSION

<b>DATE:</b> October 3, 2011	Daryle Vegge, Chair	2013
	*Steven Gast	2013
<b>CALL TO ORDER:</b> 5:31 p.m.	Nick Merfeld	2012
<b>PLACE:</b> Public Meeting Room	*David Struthers	2012
Administration Building	David Weigel	2015
	*Nancy Couser	2015
<b>ADJOURNMENT:</b> 6:17 p.m.	Jean Sheets	2011
	*Absent	

**OTHER PEOPLE PRESENT:** Leanne Harter, Director; Sheena Danzer, Code Enforcement Officer; Kristin Cook, Office Support Coordinator; Rick Pietz; Don Juhl; Earl Moore; Mark Gannon.

**Chair Daryle Vegge called the meeting to order at 5:30 pm. Roll call: Present - Vegge, Gast, Merfeld, Weigel, Sheets.**

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### APPROVAL OF AGENDA (MCU)

Motion: Sheets  
Second: Merfeld

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### APPROVAL OF MINUTES (MCU) - September 12, 2011

Motion: Weigel  
Second: Sheets

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

None.

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### OLD BUSINESS:

None.

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### NEW BUSINESS:

- 1) **WVR02-11** Twin Anchors Waiver Request  
**Nature of Request:** Request to waive subdivision platting requirements.  
**Staff Member:** Leanne Harter  
**Parcel Number:** 12-18-100-001, 12-18-100-220

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### STAFF PRESENTATION:

Ms. Leanne Harter reviewed the proposed application for requested waiver and outlined the applicable land use designation, ownership, current zoning and land use information. Ms. Harter outlined the requirements applicable to waivers.

Ms. Harter outlined the Conceptual and Interagency Reviews completed by the Interagency Review Team. Ms. Harter reviewed one comment made by Stacie Herridge, Story County Auditor's Office, stating the portion of lot 2 that is proposed to be transferred needs to have a survey completed to have the legal description solidified rather than by transfer with metes and balance description.

Ms. Harter reviewed the applicable standards for approval for the Commission to consider in reviewing the proposed waiver.

Ms. Harter outlined Section 14.20: Recommendation by the Planning and Zoning Commission:

- 1) Recommendation by the Commission on waivers must be by the affirmative vote of the majority of the Commission membership present. Failure of the Commission to arrive at a recommendation after due consideration shall be deemed a recommendation to deny the request for waiver. (Ordinance No. 192)
- 2) In recommending waivers, the Commission may recommend such conditions as will, in its judgment, secure substantially the objectives of the requirements so waived to the Board of Supervisors. In so granting a waiver, the Board of Supervisors may impose such additional conditions as are necessary to secure substantially the objectives of the requirements so waived.

Ms. Harter concluded by presenting alternatives for the Commission to consider:

- 1) The Story County Planning and Zoning Commission recommends approval of the Waiver Request, as put forth in case WVR02-11, to the Story County Board of Supervisors, and directs staff to request the Waiver Request be placed on the October 11, 2011, Board of Supervisors' agenda.
- 2) The Story County Planning and Zoning Commission recommends conditional approval of the Waiver Request, as put forth in case WVR02-11, to the Story County Board of Supervisors, and directs staff to request the Waiver Request be placed on the October 11, 2011, Board of Supervisors' agenda.
- 3) The Story County Planning and Zoning Commission recommends denial of the Waiver Request, as put forth in case WVR02-11, to the Story County Board of Supervisors, and direct staff to request the Waiver Request be placed on the October 11, 2011, Board of Supervisors' agenda.
- 4) The Story County Planning and Zoning Commission tables the Waiver Request, as put forth in case WVR02-11, and directs the applicant to address specific areas for additional information for further review and/or modifications, and work with staff to place the agenda item as Old Business on the November 7, 2011, Planning and Zoning Commission's Agenda.

Mr. Daryle Vegge questioned what positive or negative ramifications there would be, if any, by not having the plat and what platting would gain. Ms. Harter stated the negative consequences would be additional staff time which would be costly to the applicant and the County. Mr. Vegge asked if staff sees any negative effects of not platting. Ms. Harter stated staff sent out property owner notifications within ¼ miles of property. Staff has not received any inquiries or negative comments from the community or surrounding property owners.

**APPLICANT COMMENTS:**

**Don Juhl, Nevada, Iowa**

Mr. Don Juhl reiterated the waiver proposal and stated the land has no usable utility besides what it is currently being used for; camping, parking, etc. Mr. Juhl stated the Auditor did not state any problems at the time of Mr. Juhl's application. Mr. Juhl was contacted by the Auditor's Office at a later date stating he should check with Planning and Zoning to review County regulations. Mr. Juhl followed up with Story County Planning and Zoning Department which has consequently brought him to this point.

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**PUBLIC COMMENTS:**

**Rick Pietz, Huxley, Iowa**

Mr. Rick Pietz stated he owns the gas station on property being discussed. Mr. Pietz asked for

clarification on proposed property location; frontage road vs. his property. Mr. Pietz asked if there is an intended future use for the property. Mr. Juhl clarified. Mr. Juhl also stated that property and businesses will continue as currently used.

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**COMMISSION COMMENTS:**

None.

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**MOTION: The Story County Planning and Zoning Commission recommends conditional approval of the Waiver Request, as put forth in case WVR02-11, to the Story County Board of Supervisors, and directs staff to request the Waiver Request be placed on the October 11, 2011, Board of Supervisors' agenda. Conditional to Story County Auditor's office requiring a completed survey for portion of lot 2 proposed to transfer by metes and bounds description.**

Motion: Merfeld

Second: Weigel

Voting Aye: Merfeld, Vegge, Sheets, Weigel

Voting Nay: None

Not Voting: None

Absent: Gast, Couser, Struthers

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**NEW BUSINESS:**

2) **SUB07-11** Matthew's Summit Subdivision Plat

**Nature of Request:** The request is for a major subdivision plat creating five lots.

**Staff Member:** Sheena Danzer

**Parcel Number:** 05-23-475-420, 0526-250-200, 0526250-210

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**STAFF PRESENTATION:**

Ms. Sheena Danzer presented the vicinity map and proposed development as submitted.

Ms. Danzer outlined the Conceptual and Interagency Reviews completed by the Interagency Review Team.

Ms. Danzer outlined the City of Ames review and approval of proposed subdivision.

Ms. Danzer presented site shots of the property and reviewed the applicable standards for approval for the Commission to consider in reviewing the proposed subdivision.

Ms. Danzer concluded by presenting alternatives for the Commission to consider:

- 1) The Story County Planning and Zoning Commission recommends approval of the Subdivision Plat, as put forth in case SUB07-11, to the Story County Board of Supervisors, and directs staff to request the Plat be placed on the October 11, 2011, Board of Supervisors' agenda.
- 2) The Story County Planning and Zoning Commission recommends approval of the Subdivision Plat, as put forth in case SUB07-11, to the Story County Board of Supervisors, subject to certain conditions, and directs staff to request the Plat be placed on the October 11, 2011, Board of Supervisors' agenda.
- 3) The Story County Planning and Zoning Commission recommends denial of the Subdivision Plat, as put forth in case SUB07-11, to the Story County Board of Supervisors, and directs staff to request the Plat be placed on the October 11, 2011, Board of Supervisors' agenda.
- 4) The Story County Planning and Zoning Commission tables the Subdivision Plat, as put forth in case SUB07-11, and directs the applicant to address specific areas for additional information for further review and/or modifications, furthermore requiring that seventeen (17) copies of any new item to be reviewed be submitted no less than twenty-one (21) days before the desired Planning and Zoning Commission meeting.

Mr. Nick Merfeld asked Ms. Danzer to review the Inter-Agency recommendations again regarding the lot width requirement and runoff recommendations. Ms. Danzer again provided a short overview of requirements and recommendations made by Story County departments.

Mr. Vegge asked for staff recommendation regarding the soil evaluation. Ms. Danzer stated this was a requirement of the Health Department and needs to be completed before the final plat can be approved.

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**APPLICANT COMMENTS:**

**Mark Gannon, Ames, Iowa**

Mr. Mark Gannon stated he personally considers this project to be an urban improvement project. Mr. Gannon lives on a near by parcel and purchased the property to clean up and develop. Mr. Gannon reviewed his process for clean-up of the property. Mr. Gannon stated he currently has interested parties in some of the parcels. Mr. Gannon asked for clarification of timeline for Story County Health Department requirements. Ms. Danzer stated she believed that it needed to be completed by next week. Mr. Gannon stated he will do his best to comply. Mr. Gannon also stated he is trying to make the project a simple one with no covenants, combined driveways, no easements, etc. Mr. Gannon stated he feels it's a positive project in the community.

Mr. Vegge asked if the timeline for completion of the soil evaluation is a problem for Mr. Gannon. Mr. Gannon stated he may have an issue getting an engineer to review the soil samples with such a short timeline, but he will do his best to have it completed quickly. Ms. Danzer stated the Story County Health Department signed off on the Ordinance 110 with a condition that the soil evaluation be completed before recordation. Ms. Jean Sheets asked for further clarification. Ms. Harter stated, speaking on the Health Departments behalf, the preference of the Health Department is that all studies be completed before lots are sold so all issues are cleared up before parcels are under new ownership so that driveways and family dwellings can be placed properly. Ms. Harter reviewed such condition be made that septic issues are cleared up with Story County Health Department before recordation.

Mr. Merfeld questioned Conservation's concerns with the possible runoff into the pond and how Mr. Gannon would address this issue. Mr. Gannon stated the land slopes enough that he doesn't anticipate an issue or anyone changing slopes, due to the steepness of land, causing runoff issues.

Mr. Vegge asked for clarification on A-1 zoning in this area. Ms. Danzer stated the back parcel does not meet land development requirements to have a single family dwelling, but an accessory building would be allowed. Ms. Danzer reviewed the zoning requirements.

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**PUBLIC COMMENTS: None.**

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**COMMISSION COMMENTS:**

**MOTION: The Story County Planning and Zoning Commission recommends approval of the Subdivision Plat, as put forth in case SUB07-11, to the Story County Board of Supervisors, subject to certain conditions, and directs staff to request the Plat be placed on the October 11, 2011, Board of Supervisors' agenda. Conditional that all concerns brought forth by the Story County Health Department are satisfactorily completed prior to recordation of the plat.**

Motion: Sheets

Second: Weigel

Voting Aye: Weigel, Merfeld, Vegge, Sheets

Voting Nay: None

Not Voting: None

Absent: Gast, Couser, Struthers

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**NEW BUSINESS:**

- 3) **AMD01-11 Lincoln Highway Corridor Study**  
**Nature of Request:** Removal of Lincoln Highway designation from the County Development Plan  
**Staff Member:** Leanne Harter
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**STAFF PRESENTATION:**

Ms. Harter reviewed the request to amend the Story County Development Plan so that all references and designations regarding the Lincoln Highway Corridor Study are removed.

Ms. Harter stated this is a follow-up step to the action taken by the Board of Supervisors to *not approve* the Lincoln Highway Corridor Study.

Ms. Harter concluded by presenting alternatives for the Commission to consider:

- 1) The Story County Planning and Zoning Commission recommends approval of the proposed amendment as put forth in case AMD01-11, to the Story County Board of Supervisors, and directs staff to request the Request be placed on the October 11, 2011, Board of Supervisors' agenda.
  - 2) The Story County Planning and Zoning Commission recommends conditional approval of the Request, as put forth in case AMD01-11, to the Story County Board of Supervisors, and directs staff to request the Request be placed on the October 11, 2011, Board of Supervisors' agenda.
  - 3) The Story County Planning and Zoning Commission recommends denial of the Request, as put forth in case AMD01-11, to the Story County Board of Supervisors, and direct staff to request the Request be placed on the October 11, 2011, Board of Supervisors' agenda.
  - 4) The Story County Planning and Zoning Commission tables the Request, as put forth in case AMD01-11, and directs the applicant to address specific areas for additional information for further review and/or modifications, and work with staff to place the agenda item as Old Business on the November 7, 2011, Planning and Zoning Commission's Agenda.
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**PUBLIC COMMENTS:**

None.

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**COMMISSION COMMENTS:**

None.

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**MOTION: The Story County Planning and Zoning Commission recommends approval of the proposed amendment as put forth in case AMD01-11, to the Story County Board of Supervisors, and directs staff to request the Request be placed on the October 11, 2011, Board of Supervisors' agenda.**

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

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**OTHER BUSINESS:**

**Long Range Planning**

Ms. Harter handed out copies of the Ames Urban Fringe Plan for the Commission to review.

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

None.

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**COMMISSION COMMENTS:**

Mr. Merfeld questioned how the Lincoln Highway Corridor Study affects long-range planning. Ms. Harter stated she will know more at our next commission meeting. Ms. Harter is scheduled to have discussions regarding the economic development initiatives which will give further direction. Ms. Harter stated that Local Foods will be going before BOS in the near future as well.

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**STAFF COMMENTS:**

Ms. Harter stated it was a sad announcement that Ms. Danzer has accepted a position in Windsor Heights and will be leaving the Story County Planning and Zoning Department. Mr. Vegge offered best wishes to Ms. Danzer.

Ms. Harter stated the BOS will meet tomorrow and review TIF and setting up an Urban Renewal Plan. Ms. Harter gave a brief overview of TIF. Ms. Harter stated the TIF will require a special meeting by the Commission before November 2011.

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**ADJOURNMENT: 6:17 p.m.**

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**Approval of Minutes**

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**Title and Date**