

STORY COUNTY PLANNING AND ZONING

STORY COUNTY ADMINISTRATION
900 6TH STREET
NEVADA, IOWA 50201-2087



"Commitment, Vision, Balance"

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MINUTES STORY COUNTY PLANNING AND ZONING COMMISSION

DATE: November 21, 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: 6:27 p.m.	Jean Sheets	2011
	*Absent	

OTHER PEOPLE PRESENT: Nancy Miller

STAFF PRESENT: Leanne Harter, Director; Kristin Cook, Recording Secretary; Steve Owen, County Attorney

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

APPROVAL OF AGENDA (MCU)

Motion: Gast
Second: Sheets

APPROVAL OF MINUTES (MCU) – November 7, 2011

Motion: Couser
Second: Gast

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

None.

OLD BUSINESS:

None.

NEW BUSINESS:

- 1) Consideration of recommendation to the Board of Supervisors regarding the Story County Urban Renewal Plan

PRESENTATION:

Mr. Steve Owen presented a review of the request to consider recommendation to the Board of Supervisors of the Story County Urban Renewal Plan.

Mr. Owen presented a County map and gave an overview of the property to be included in the Urban Renewal Plan.

Mr. Owen reviewed the project objectives, timeline, and procedures.

Mr. Daryle Vegge asked for clarification on the needed debt. Mr. Owen explained the process as to how and why the County will incur debt to set the spending limit for the Urban Renewal Plan. Mr. Owen stated the County would take an internal loan to incur such debt and would then seek out an external loan to repay the debt. Mr. Owen explained that the internal loan is necessary due to the current time constraints.

Ms. Nancy Couser asked if the TIF would end once the project is paid in full. Mr. Owen concurred, but stated the TIF could roll over to a new project if the Board of Supervisors would recertify for such.

Mr. Steven Gast asked how the intent of the plan benefits the County. Mr. Owen clarified his term of bike trail as being a two way bike lane. Mr. Owen explained the projected costs of the Plan further and possible future projects.

Mr. Vegge asked what the process would be to recertify. Mr. Owen stated the County would need to recertify annually.

Mr. David Weigel asked why the County doesn't have the two businesses, which will benefit from the Plan, pay the fees themselves. Mr. Owen stated essentially the TIF does just this.

Ms. Jean Sheets questioned where the money gets allocated once the TIF is satisfied. Mr. Owen clarified. Mr. Owen also stated that the schools are backfilled by the State. Mr. Owen stated the County is choosing projects that will have a short timeframe to be completed to keep the school from losing any incoming tax and to be completed before the Laws possibly change.

Ms. Sheets asked if taxes would be increased to the citizens of Story County. Mr. Owen stated that taxes would not increase due to the Urban Renewal Plan.

Ms. Sheets asked if her vote would be a conflict of interest due to her residence being in an area that will benefit from this Plan. Mr. Owen clarified that since Ms. Sheets would not benefit financially, her vote would not be a conflict of interest.

The Commission discussed the pros and cons of the Urban Renewal Plan.

PUBLIC COMMENTS:

NONE

COMMISSION COMMENTS:

Mr. Gast asked Staff for a recommendation. Ms. Leanne Harter gave an overview of the Story County Development Plan and explained how the Urban Renewal Plan would be consistent with the County Development Plan.

MOTION: The Story County Planning and Zoning Commission recommends approval of the Urban Renewal Plan that it is consistent with the Story County Development Plan to the Story County Board of Supervisors, and directs staff to request the Project be placed on the upcoming Board of Supervisors' agenda.

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

NEW BUSINESS:

- 2) **Election of 2012 Officers**
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COMMISSION COMMENTS:

NONE

MOTION: The Story County Planning and Zoning Commission moves Mr. Daryle Vegge to continue as Planning and Zoning Commission Chair and nominates Ms. Nancy Couser as Planning and Zoning Commission Co-Chair.

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

NEW BUSINESS:

- 3) **ORD01-11:** Story County Land Development Regulations Review
Nature of Request: Review proposed amendments to the Story County Land Development Regulations.
Applicant: Story County
Staff: Leanne Harter
-

STAFF PRESENTATION:

Ms. Leanne Harter reviewed the request to amend the Story County Development Regulations to replace references to the Story County Planning and Zoning Department or Planning and Zoning Director to the Planning and Development Department or Director, accordingly.

Ms. Harter stated this is a follow-up step to the action taken by the Story County Board of Supervisors to rename the Department effective January 1, 2012.

Ms. Harter outlined the proposed changes.

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

- 1) Recommend approval of ORD01-11 to the Story County Board of Supervisors and request that staff place the item for first consideration on Tuesday, December 6, 2011.
 - 2) Recommend approval of ORD01-11 to the Story County Board of Supervisors with revisions as noted at the Planning and Zoning Commission and request that staff place the item for first consideration on Tuesday, December 6, 2011.
 - 3) Recommend denial of ORD01-11 to the Story County Board of Supervisors and request that staff place the item for first consideration on Tuesday, December 6, 2011.
 - 4) Remand ORD01-11 back to staff for further review and modification.
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PUBLIC COMMENTS:

None.

COMMISSION COMMENTS:

Ms. Couser asked why the Commission name would not change as well. Ms. Harter explained why this is not necessary.

Mr. Weigel asked if the department would become more political with a department name change. Ms. Harter stated she does not see this happening and welcomes the change.

MOTION: The Story County Planning and Zoning Commission recommend approval of ORD01-11 to the Story County Board of Supervisors and request that staff place the item for first consideration on Tuesday, December 6, 2011.

Motion: Sheets

Second: Gast

Voting Aye: Weigel, Couser, Sheets, Vegge, Gast, Merfeld

Voting Nay: None.

Not Voting: None.

Absent: Struthers

OTHER BUSINESS:

Long Range Planning

Ms. Hater gave an update of the CPAT recommendations and Local Food Action Plan.

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

NONE

COMMISSION COMMENTS:

Mr. Gast thanked staff for supplying the Commission with a copy of the Local Food Action Plan.

STAFF COMMENTS:

Ms. Harter reviewed Agenda 21. Ms. Harter stated the County would have floodplain training at a future time and invited the Commission to attend.

ADJOURNMENT: 6:27 p.m.

Approval of Minutes

Title and Date