



# BOARD OF ADJUSTMENT TENTATIVE AGENDA

Wednesday, July 2, 2014  
6:00 PM

*Public Meeting Room\* - Story County Administration (900 6th Street) – Nevada, Iowa*  
**THIS MEETING IS OPEN TO THE PUBLIC PURSUANT TO CHAPTER 21 IOWA CODE.**

1. CALL TO ORDER
2. ROLL CALL/QUORUM DETERMINED  
David Miller, Chair; Steve McGill, Vice Chair; Victoria Feilmeyer; Lynn Scarlett
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES
  - 4.I. April 28, 2014 Draft Minutes

Documents: [BOA\\_MINUTES\\_APRIL28\\_2014.PDF](#)

5. PUBLIC COMMENT

This is the time for members of the public to offer comments concerning matters not scheduled to be heard before the Board of Adjustment.

6. OLD BUSINESS
7. TABLED BUSINESS
  - 7.I. CUP05-14 BLACK CONDITIONAL USE PERMIT (CHURCH)  
**SUBMITTAL DEADLINE; JULY 14, 2014 Applicant:** Norine Black  
**Nature of Request:** Conditional Use Permit for a church  
**Staff Member:** Ryan Newstrom  
**Parcel Number:** 0928200225
  - 7.II. VAR03-14 CASEY'S VARIANCE

**Applicant:** Casey's Marketing Company  
**Nature of Request:** Variance to Section 86.10(5) to allow for a proposed commercial retail store to have a 20', 8" front yard setback (50' required) and a 5' rear yard setback (20' required).  
**Staff Member:** Charlie Dissell  
**Parcel Number:** 0510200238

Documents: [VAR0314\\_CASEYS\\_JULY\\_BOA\\_MATERIALS.PDF](#)

8. NEW BUSINESS
  - 8.I. CUP07-14 PYRAMID NETWORK SERVICES, LLC CONDITIONAL USE PERMIT

**Applicant:** Pyramid Network Service, LLC; Joe Coyle  
**Nature of Request:** Conditional Use Permit for the construction of a communications tower/facility (cell tower).  
**Staff Member:** Charlie Dissell  
**Parcel Number:** 1018200230

Documents: [PACKET\\_BOA\\_JULY-PYRAMID.PDF](#)

8.II. VAR04-14 VETTER EQUIPMENT VARIANCE

**Applicant:** Vetter Equipment

**Nature of Request:** Variance request to Section 89.02.3.D(1) to exceed the maximum cumulative area of all external signs of 300 square feet and Section 89.02.3.D(2) to exceed maximum height of 20 feet.

**Staff Member:** Charlie Dissell

**Parcel Number:** 1009400400

Documents: [PACKET\\_BOA-JUNE2014\\_VETTER.PDF](#)

8.III. CUP03-89.2 CITY OF NEVADA CONDITIONAL USE PERMIT MINOR MODIFICATION

**Applicant:** City of Nevada

**Nature of Request:** Conditional Use Permit Minor Modification to construct a new submersible well, extension of a gravel road, installation of a new communication pole, and other miscellaneous improvements to the City of Nevada's existing alluvial well field

**Staff Member:** Charlie Dissell

**Parcel Number:** 1019200100

Documents: [PACKET\\_BOA-JUNE2014\\_CITYOFNEVADA.PDF](#)

9. OTHER BUSINESS

9.I. Annual Review Of Conditional Use Permits CUP04-86 And CUP02-89.1

Documents: [ANNUALREPORT\\_CUP04-86AND02-89-1.PDF](#)

9.II. Biennial Review Of Conditional Use Permit CUP05-08

Documents: [BIENNIALREPORT\\_CUP05-08.PDF](#)

10. BOARD COMMENTS

11. STAFF COMMENTS

12. ADJOURNMENT

The Board shall adjourn prior to but no later than 11:30 p.m. Any business not brought forth to the Board prior to adjournment shall be tabled to the next regularly-scheduled Board hearing.

\*Story County strives to ensure that its programs and activities do not discriminate on the basis of race, color, national origin, sex, age or disability. Persons requiring assistance, auxiliary aids or services, or accommodation because of a disability may contact the county's ADA coordinator at (515)382-7204.

\*\*For further information on these cases, contact the Story County Planning and Development Department at [PZWeb@storycounty.com](mailto:PZWeb@storycounty.com) or by phone at (515) 382-7245. Case Files, including exact property locations, may be inspected in the Story County Planning and Development Department located in the Story County Administration Building, 900 6th Street, Nevada, Iowa.