

**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: May 5, 2014	Nancy Couser, Chair	2015	
	Susan Donaldson, Vice-Chair (via phone)	2015	
	*Nancy Miller	2016	
	*Scott Wendt		2017
CALL TO ORDER: 6:03 p.m.	*David Struthers	2017	
PLACE: Public Meeting Room	Aaron Steele	2018	
Administration Building	Marvin Smith	2018	
	*Absent		

ADJOURNMENT: 7:16 PM

PUBLIC PRESENT: Joe Coyle

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

ROLL CALL: Couser, Donaldson, Miller, Steele, Smith

ABSENT: Wendt, Struthers

APPROVAL OF AGENDA (MCU)

APPROVAL OF MINUTES (MCU)

April 7, 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 NEW MATERIALS SUBMITTED

TABLED BUSINESS:

CUP06-14 BLACK CONDITIONAL USE PERMIT (CAMPGROUND TRAVEL TRAILER PARK)

Applicant: Norine Black

Nature of Request: Conditional Use Permit for a commercial campground-travel trailer park.

Staff Member: Ryan Newstrom

Parcel Number: 0928200225; 0927100105

NO NEW MATERIALS SUBMITTED

OLD BUSINESS:

None

NEW BUSINESS:

REZ01-14 BERBANO REZONING

Applicant: Orville Berbano

Nature of Request: Rezone from A-1, Agricultural to R-1, Residential

Staff Member: Charlie Dissell

Parcel Number: 0520200395

STAFF PRESENTATION:

Staff stated that the application has been withdrawn by applicant.

NEW BUSINESS:

CUP07-14 PYRAMID NETWORK SERVICES, LLC

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: Leanne Harter

Parcel Number: 1018200230

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

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 recommend conditional approval of the Conditional Use Permit, as put forth in case CUP07-14, to the Story County Board of Adjustment.*
2. *The Story County Planning and Zoning Commission recommend approval of the Conditional Use Permit, as put forth in case CUP07-14, to the Story County Board of Adjustment.*
3. *The Story County Planning and Zoning Commission recommend denial of the Conditional Use Permit, as put forth in case CUP07-14.*
4. *The Story County Planning and Zoning Commission tables the Conditional Use Permit, as put forth in case CUP07-14, back to the applicant and/or staff for further review and/or modifications.*

COMMISSION COMMENTS:

None

APPLICANT COMMENTS:

Mr. Joe Coyle

Mr. Coyle stated that the cell tower proposed height is the minimum required height also stating that co-location will be possible in the future.

Mr. Coyle also provided maps indicating increased cell service coverage with the addition of the proposed tower. Mr. Coyle stated that a FAA determination letter has not yet been received.

Mr. Coyle also stated that with the proposed height the tower would not be required to be lit.

Mr. Aaron Steele asked the height of the existing Verizon Wireless tower. Mr. Coyle stated the tower is 150' in height. Mr. Coyle also stated that as far as he knows, it is not lit.

Mr. Marvin Smith asked what the FAA determination letter would state. Mr. Coyle stated that the letter would indicate that there are no areas of concern to build the tower as proposed.

PUBLIC COMMENT:

Mr. Lauren R. Simpson

Mr. Simpson indicated that his middle initial was not correctly listed on the agenda item.

COMMISSION COMMENTS:

None

MOTION: The Story County Planning and Zoning Commission recommend conditional approval of the Conditional Use Permit, as put forth in case CUP07-14, to the Story County Board of Adjustment. (MCU)

CONDITIONS:

1. *If the Commission determines that the existing building and vegetation on the site provides adequate screening and meets the intention of Section 4.E (2).*
2. *The fencing details proposed indicated strands of barbed wire extending about the proposed chain link fence. The addition of the barbed wire strands results in an enclosure that exceeds the maximum fence height of 8'.*
3. *The equipment enclosure detail shows an exterior light with photocell. This light source, if rated at more than 1800 lumens, will need to be shielded in a manner so that the light is directed in a downward fashion.*
4. *The FAA determination is pending at the time the staff report is being prepared. While the tower itself is under 200', which is the general height at which towers are required to be lit, the location with the Ames Municipal Airport as well as air traffic north – south along from the Twin Cities to Des Moines may factor into the FAA's decision.*

Motion: Donaldson

Second: Steele

Voting Aye: Steele, Couser, Donaldson, Smith

Voting Nay: None

Not Voting: None

Absent: Struthers, Wendt, Miller

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

Ms. Leanne Harter gave an update to the Board of Adjustment motions of CUP03-14 Black's (Granddaddy's) and CUP05-14 (church).

LONG-RANGE PLANNING

None

STAFF COMMENTS:

Ms. Harter asked Commission members to assign deadlines to Tabled Items as May 13, 2014 for the June PZC agenda.

Motion: Move to direct staff to draft a letter for signature by the Chair to the applicants of the tabled items, outlining the following:

- **Deadline of May 13, 2014 to submit additional materials for the June 5, 2014 PZC meeting.**
- **Option to withdraw.**
- **Clarify if there is no response on the part of the applicant, it will go forth to the PZC at the June 5, 2014, as originally submitted for consideration by the PZC.**

(MCU)

Motion: Donaldson

Second: Steele

Voting Aye: Smith, Steele, Couser, Donaldson

Voting Nay: None

Not Voting: None

COMMISSION COMMENTS:

None

ADJOURNMENT: 6:03 PM

Approval of Minutes

Title and Date