



## PLANNING AND ZONING COMMISSION TENTATIVE AGENDA

Monday, October 6, 2014  
5:30 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  
Nancy Couser, Chair; Susan Donaldson, Vice Chair; David Struthers; Nancy Miller; Aaron Steele; Scott Wendt; Marvin Smith

3. APPROVAL OF AGENDA

4. APPROVAL OF MINUTES

- 4.I. July 7, 2014

Documents: [PZC\\_MINUTES\\_JULY7\\_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 Planning and Zoning Commission.

6. OLD BUSINESS

7. NEW BUSINESS

- 7.I. CUP09-14 IOWA STATE UNIVERSITY CONDITIONAL USE PERMIT

**Applicant:** Al Brooks

**Nature of Request:** Conditional Use Permit for a Commercial Wind Energy Conversion System (C-WECS)

**Location:** Section 01 of Warren Township, located on the north side of 110<sup>th</sup> Street, approximately ½ mile east of 670<sup>th</sup> Avenue

**Staff Member:** Ryan Newstrom

**Parcel Number:** 0301300400

Documents: [CUP09-14\\_ISU\\_PZC\\_PACKET.PDF](#)

8. PUBLIC HEARING ITEMS

- 8.I. REZ02-14 BREKKE REZONING

**Applicant:** Chuck Brekke

**Nature of Request:** Rezoning from A-2 to CLI, Commercial Light-Industrial

**Location:** Section 08 of Grant Township, located at 23827 580<sup>TH</sup> Avenue on the west side of 580<sup>th</sup> Avenue, approximately 900' north of US Highway 30

**Staff Member:** Charlie Dissell

**Parcel Number:** 1008400420, 1008400425

Documents: [REZ01-14\\_BREKKE\\_PZC\\_PACKET.PDF](#)

- 8.II. ORD02-14 SECTION 90.10(6) SUPPLEMENTAL STANDARDS FOR COMMERCIAL WECS (C-WECS)

**Nature of Request:** Consideration of changes to the conditional use supplemental standards for commercial wind energy conversion systems to address shadow flicker.

**Staff Member:** Ryan Newstrom

Documents: [MEMO\\_PZC\\_SHADOWFLICKER.PDF](#)  
8.III. ORD03-14 SECTION 89.02 SIGNS

**Nature of Request:** Consideration of changes to sign regulations.  
**Staff Member:** Charlie Dissell

Documents: [MEMO\\_PZC\\_SIGNS.PDF](#)

9. COMMENTS

Staff  
Commission

9.I. DISCUSSION OF FUTURE MEETING DATES AND TIMES

9.II. DISCUSSION OF JOINT MEETING WITH STORY COUNTY BOARD OF SUPERVISORS

10. ADJOURNMENT

The Commission shall adjourn prior to, but no later than 11:30 PM. Any business not brought forth to the Commission prior to adjournment shall be tabled to the next regularly scheduled Commission meeting.

\*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 .