

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



*"Commitment, Vision, Balance"*

**515-382-7245  
515-382-7294 (FAX)**

**MINUTES  
STORY COUNTY  
PLANNING AND ZONING COMMISSION**

|                                   |                         |      |
|-----------------------------------|-------------------------|------|
| <b>DATE:</b> February 4, 2015     | Aaron Steele, Chair     | 2018 |
|                                   | Scott Wendt, Vice-Chair | 2017 |
| <b>CALL TO ORDER:</b> 4:00 p.m.   | *Nancy Couser           | 2015 |
| <b>PLACE:</b> Public Meeting Room | Susan Donaldson         | 2015 |
| Administration Building           | Nancy Miller            | 2016 |
|                                   | *David Struthers        | 2017 |
|                                   | Marvin Smith            | 2018 |
|                                   | *Absent                 |      |

**ADJOURNMENT:** 5:30 PM

**PUBLIC PRESENT:** Mike Young

**STAFF PRESENT:** Charlie Dissell, Interim-Director; Ryan Newstrom, Planner; Kristin Cook, Recording Secretary

**ROLL CALL:** Wendt, Steele, Smith, Donaldson, Miller

**ABSENT:** Struthers, Couser

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**APPROVAL OF AGENDA (MCU)**

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**APPROVAL OF MINUTES (MCU)**

January 7, 2015

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**PUBLIC COMMENTS: Opened 4:03 p.m. – Closed 4:03 p.m.**

None

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**NEW BUSINESS:**

**SUB01-15: CHACAGUA BEND SUBDIVISION**

**Applicant:** Dean Roosa

**Nature of Request:** The application is to consider a minor subdivision plat of one (1) parcel into three (3) lots, and two (2) outlots in the A-1 Agricultural, R-1 Transitional Residential and GB-C Greenbelt – Conservation Zoning Districts.

**General Property Location:** An area of land north of West Riverside Road and southeast of the South Skunk River, which is 300' west of Purvis Lane.

**Parcel Number:** Administration Building05-23-310-100

**STAFF PRESENTATION:**

Mr. Charlie Dissell gave an overview of the proposed subdivision as submitted. Mr. Dissell reviewed the proposed location and current zoning as well as pasts and current usage of such. Mr. Dissell gave an overview of plat requirements.

Mr. Dissell reviewed Inter-Agency and Floodplain Program comments to be as follows:

David Swanson, Story County Assessor's Office:

*This would be assessed according to the 5 year Iowa Platting Law*  
Scott Wall, Story County Auditor's Department:

*The survey is okay but is incomplete as submitted. There should be a separate page (2 of 2) which contains the legal description. We received this from the City of Ames for review in November with the second page.*

Keith Morgan, Story County Emergency Management Coordinator:

*Concerns over what appears to be possible future development within/near a flood plain.*

Margaret C. Jaynes, Story County Environmental Health:

*Engineer or Soils Professional must be hired to do the soil analysis for all three lots (existing house does not have a functional system).*

Charlie Kuester, City of Ames Planning:

*This item is on the agenda of the Ames City Council for action on January 27. The City Clerk's office will release the original documents for recording after the Supervisors have approved the plat.*

Comments from Floodplain Management Program

*The property is located in a Special Flood Hazard Area as defined by FEMA. As such, the requirements of the Floodplain Management Ordinance are not applicable.*

Mr. Dissell outlined four (4) alternatives for the Commission to consider.

- 1) *The Story County Planning and Zoning Commission recommends approval of the Minor Subdivision Plat, as put forth in case SUB01-15, to the Story County Board of Supervisors, and directs staff to place this item on the February 17, 2015 Board of Supervisors agenda.*
- 2) *The Story County Planning and Zoning Commission recommends conditional approval of the Minor Subdivision Plat, as put forth in case SUB01-15, to the Story County Board of Supervisors, and directs staff to place this item on the February 17, 2015 Board of Supervisors agenda.*
- 3) *The Story County Planning and Zoning Commission recommends denial of the Minor Subdivision Plat, as put forth in case SUB01-15, to the Story County Board of Supervisors, and directs staff to place this item on the February 17, 2015 Board of Supervisors agenda.*
- 4) *The Story County Planning and Zoning Commission delays decision on the Minor Subdivision Plat, as put forth in case SUB01-15, and requests the applicant and/or staff further review and/or modify the application, and directs staff to place this item on the March 4, 2015 Planning and Zoning Commission Agenda under Old Business.*

**COMMISSION COMMENTS:**

Ms. Susan Donaldson asked for clarification regarding proposed lot size. Mr. Dissell indicated proposed lot sized via plat. Mr. Dissell also stated minimum lot size requirements.

Ms. Nancy Miller asked for clarification of drive location. Mr. Dissell indicated the proposed drive location via plat map. Ms. Miller asked if the property has a working septic system. Mr. Dissell stated previously approved conditions of approval rezoning of the property which address Ms. Miller's inquiry.

Board members and staff discussed lot access and current zoning of the proposed subdivision as well as surrounding area.

Board members and staff discussed lot size.

**APPLICANT COMMENTS:**

None

**PUBLIC COMMENTS:**

None

**COMMISSION COMMENTS:**

None

**MOTION: The Story County Planning and Zoning Commission recommends conditional approval of the Minor Subdivision Plat, as put forth in case SUB01-15, to the Story County Board of**

**Supervisors, and directs staff to place this item on the February 17, 2015 Board of Supervisors agenda.**

**CONDITION:** Recorded plat shall be signed and consistent with what was approved by Story County.

**Motion:** Donaldson

**Second:** Wendt

**Voting Aye:** Donaldson, Wendt, Steele

**Voting Nay:** Smith, Miller

**Not Voting:** None

**Absent:** Struthers, Couser

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**PUBLIC HEARING ITEM:**

**ORD02-15: Chapter 86-Permitted Accessory Uses**

**Nature of Request:** Consider changes to sections 86.04(3), 86.05(4), 86.06(3), 86.07(3), 86.08(3); 86.09(4), 86.10(3), 86.11(3), 86.12(4), and 86.14(4) regarding permitted accessory uses.

**STAFF PRESENTATION:**

Mr. Dissell defined Permitted Accessory Uses. Mr. Dissell provided an overview of proposed changes and reasons for such.

Mr. Dissell provided the following alternatives for the Commission to consider:

- 1) The Story County Planning and Zoning Commission recommends amendments to the *Code of Ordinances of Story County, Iowa*, as recommended by staff, and directs staff to forward the recommendations onto the Story County Board of Supervisors.
- 2) The Story County Planning and Zoning Commission recommends amendments to the *Code of Ordinances of Story County, Iowa*, with revisions to the staff recommendation, and directs staff to forward the recommendations onto the Story County Board of Supervisors.
- 3) The Story County Planning and Zoning Commission recommends no amendments to the *Code of Ordinances of Story County, Iowa*, and directs staff to forward the recommendation onto the Story County Board of Supervisors.
- 4) The Story County Planning and Zoning Commission delays decision on possible amendments to the *Code of Ordinances of Story County, Iowa*, for further review and/or modifications, and directs staff to place this item on the March 4, 2015, Planning and Zoning Commission Agenda.

**COMMISSION COMMENTS:**

Commission members and staff discussed proposed changes.

**PUBLIC COMMENTS: 5:20-5:22**

None

**MOTION: The Story County Planning and Zoning Commission recommends amendments to the Code of Ordinances of Story County, Iowa, as recommended by staff, and directs staff to forward the recommendations onto the Story County Board of Supervisors.**

**Motion:** Miller

**Second:** Donaldson

**Voting Aye:** Miller, Donaldson, Wendt, Steele, Smith

**Voting Nay:** None

**Not Voting:** None

**Absent:** Struthers, Couser

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**COMMENTS:**

**STAFF**

Mr. Dissell reminded Commission members of an upcoming training opportunity regarding Planning and Zoning training.

Mr. Dissell stated that Mr. David Struthers has officially submitted his resignation from the Planning and Zoning Commission.

Mr. Dissell stated that an Intern will be hired for the summer of 2015 to assist with a Comprehensive Plan. (C2C Plan; Cornerstone to Capstone)

**COMMISSION**

None

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**ADJOURNMENT:** 5:30 PM

*Aaron Stebbins*

**Approval of Minutes**

*Chair, 3/4/15*

**Title and Date**