

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

ADJOURNMENT: 4:51 PM

PUBLIC PRESENT: Wally Pelds

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

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

ABSENT: Donaldson

APPROVAL OF AGENDA (MCU)

APPROVAL OF MINUTES (MCU)

February 4, 2015

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

None

PUBLIC HEARING ITEMS:

ORD01-15: Section 90.10(6)(N) C-WECS Discontinuation and Decommissioning

Nature of Request: Consider changes to Sections 90.10(6)(N) commercial wind energy conversion systems discontinuation and decommissioning plans.

STAFF PRESENTATION:

Mr. Ryan Newstrom gave a short overview of the proposed Ordinance change.

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

- 1) *The Story County Planning and Zoning Commission recommends amendments to Section 90.10 6 of 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 Section 90.10 6 of 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 Section 90.10 6 of 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 Section 90.10 6 of the Code of Ordinances of Story County, Iowa, for further review and/or modifications, and direct staff to place this item on the November 6, 2014, Planning and Zoning Commission Agenda.*

COMMISSION COMMENTS:

None

PUBLIC COMMENTS: 4:01-4:01

None

MOTION: The Story County Planning and Zoning Commission recommends amendments to Section 90.10 6 of 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: Couser

Second: Miller

Voting Aye: Miller, Wendt, Steele, Smith, Couser

Voting Nay: None

Not Voting: None

Absent: Donaldson

PUBLIC HEARING ITEM:

ORD03-05 Casey's Code of Ordinance Text Amendment

Nature of Request: Consider changes to section 91.01, Exceptions and Modification, for allowance of fuel pumps, underground fuel storage tanks and islands, including any canopies at a lesser setback.

STAFF PRESENTATION:

Mr. Charlie Dissell gave an overview of previous applicant proposals. Mr. Dissell also 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 recommend approval of the Code of Ordinance Text Amendment, as put forth in case ORD03-15, to the Story County Board of Supervisors.*
- 2) *The Story County Planning and Zoning Commission recommend approval of the Code of Ordinance Text Amendment, as recommended by staff, to the Story County Board of Supervisors.*
- 3) *The Story County Planning and Zoning Commission recommend denial of the Code of Ordinance Text Amendment, as put forth in case ORD03-15, to the Story County Board of Supervisors.*
- 4) *The Story County Planning and Zoning Commission delays decision on the Code of Ordinance Text Amendment, as put forth in case ORD03-15, and requests the applicant and/or staff further review and/or modify the application, and directs staff to place this item on the April 1, 2015 Planning and Zoning Commission Agenda.*

COMMISSION COMMENTS:

Mr. Scott Wendt asked for clarification regarding right-of-way and setback requirements. Mr. Dissell defined each. Ms. Nancy Couser asked for clarification regarding Casey's future construction plan. Mr. Dissell stated that Casey's plans to build a larger structure. Mr. Aaron Steele asked for clarification regarding current underground storage tanks and how setbacks would apply to an underground structure. Mr. Dissell defined setback stating that a setback would be measured from the support posts and not the

overhang of the canopy.

APPLICANT COMMENTS:

Wally Pelds

Mr. Pelds gave an overview of the Casey's proposal and the reasoning for such. Mr. Pelds stated that the language used for the underground storage tanks was used from Polk County and is willing to remove said language from the proposal if required. Mr. Pelds also stated that the proposed canopy is a standard proposal by Casey's.

PUBLIC COMMENTS: 4:22-4:22

None

COMMISSION COMMENTS:

Mr. Steele asked for clarification regarding setback measurement. Mr. Dissell stated that the current code states that supporting structure or foundation must be setback 25'.

Commission and staff discussed foundation location and setbacks.

MOTION: The Story County Planning and Zoning Commission recommend approval of the Code of Ordinance Text Amendment, as recommended by staff, to the Story County Board of Supervisors striking underground fuel storage tanks.

Motion: Wendt

Second: Couser

Voting Aye: Wendt, Steele, Smith, Couser, Miller

Voting Nay: None

Not Voting: None

Absent: Donaldson

COMMENTS:

STAFF

Mr. Dissell updated Commission members regarding Commission recommendations of the ORD02-15: Chapter 86-Permitted Accessory Uses to the Board of Supervisors.

Mr. Dissell updated Commission members regarding a future proposal of Sign Regulation changes.

Mr. Dissell also reviewed updates being made to Subdivision Plat requirements.

Mr. Dissell gave an update previous Discussions of Development Agreements/Decommissioning Agreements and Associated Financial Security and financial requirements.

Mr. Dissell gave an update regarding the current vacant Commission seat.

Mr. Dissell gave an update to the C2C Project, Cornerstone to Capstone. Mr. Steele added that the C2C Project is exactly within the purview of the Commission. Mr. Dissell and Mr. Steele reviewed the Commission time commitment. Ms. Nancy Miller asked for C2C project completion timeframe. Mr. Dissell gave an overview of the proposed project timeline.

Mr. Dissell reminded Commission members of upcoming Commission training.

COMMISSION

None

ADJOURNMENT: 4:51 PM

Approval of Minutes

Title and Date