

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



"Commitment, Vision, Balance"

**515-382-7245
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**MINUTES
STORY COUNTY
PLANNING AND ZONING COMMISSION**

DATE: May 6, 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	
	Marvin Smith		2018
	Jerry Cable		
	2019		
	*Absent		

ADJOURNMENT: 5:23 PM

PUBLIC PRESENT: Heather Bedingfield, Chris Janson, Jay Bedingfield, Scott Webster

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

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

ABSENT: Donaldson

APPROVAL OF AGENDA (MCU)

APPROVAL OF MINUTES (MCU)

March 4, 2015

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

None

NEW BUSINESS:

CUP02-15 BEDINGFIELD CONDITIONAL USE PERMIT

Nature of Request: Conditional Use Permit for a kennel.

Staff Member: Ryan Newstrom

Parcel Number: 11-14-400-215

STAFF PRESENTATION:

Mr. Ryan Newstrom reviewed the proposed nature of the Conditional Use Permit request. Mr. Newstrom reviewed the Standards for Approval relative to Conditional Use Permits and the application's adherence to said standards. Mr. Newstrom discussed surrounding land uses. Mr. Newstrom provided site shots of the proposed kennel location.

Mr. Newstrom cited all pertinent Inter-agency comments.

Mr. Newstrom reviewed the notifications in regards to the Planning and Zoning Commission meeting.

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

- 1) *The Story County Planning and Zoning Commission recommend conditional approval of the Conditional Use Permit, as put forth in case CUP02-15, to the Story County Board of Adjustment, and directs staff to place the case on the May 20, 2015 Board of Adjustment agenda.*
- 2) *The Story County Planning and Zoning Commission recommend approval of the Conditional Use Permit, as put forth in case CUP02-15, to the Story County Board of Adjustment, and directs staff to place the case on the May 20, 2015 Board of Adjustment agenda.*
- 3) *The Story County Planning and Zoning Commission recommend denial of the Conditional Use Permit, as put forth in case CUP02-15, to the Story County Board of Adjustment, and directs staff to place the case on the May 20, 2015 Board of Adjustment agenda.*
- 4) *The Story County Planning and Zoning Commission postpones the decision of the Conditional Use Permit, as put forth in case CUP02-15, back to the applicant and/or staff for further review and/or modifications, and directs staff to place this item on the June 3, 2015 Planning and Zoning Commission Agenda under Old Business.*

COMMISSION COMMENTS:

Ms. Nancy Miller asked for clarification as to why a Conditional Use Permit is required. Mr. Dissell clarified stating that its good process to allow for public feedback. Ms. Miller asked if staff received any feedback from the public. Mr. Newstrom stated that staff did not receive any comments from the public.

Ms. Nancy Miller asked for clarification regarding location of the subject parcel. Mr. Newstrom provided a map via the Beacon website for Commission members.

APPLICANT COMMENTS:

Heather Bedingfield

Ms. Miller asked Ms. Bedingfield if she is planning for possible animal virus outbreaks. Ms. Bedingfield stated that vaccination and cleanliness is an important factor to mitigate outbreaks.

PUBLIC COMMENTS:

Mr. Scott Webster

Mr. Webster stated he is the neighboring property owner to the north. Mr. Webster stated he supports the proposed kennel.

MOTION: The Story County Planning and Zoning Commission recommend approval of the Conditional Use Permit, as put forth in case CUP02-15, to the Story County Board of Adjustment, and directs staff to place the case on the May 20, 2015 Board of Adjustment agenda.

Motion: Wendt

Second: Couser

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

Voting Nay: None

Not Voting: None

Absent: Donaldson

NEW BUSINESS:

Discussion of Issues and Opportunities Related to the Story County C2C Coordinated Long Range Plan

PRESENTATION:

Mr. Charlie Dissell introduced Mr. Chris Janson.

Mr. Janson provided an overview to the C2C project and an update of project achievements thus far. Mr. Janson stated that the C2C website is c2cplan.com also stating that all updates can be found on this site.

Ms. Miller asked if the website would have a section for comments. Mr. Janson stated that there is a section for comments. Mr. Janson went on to explain that comments are filtered through Ms. Leanne Harter and will be posted on the County social media webpages.

Mr. Aaron Steele asked for an overview of the Citizen's Task Force. Mr. Janson provided an overview of such.

Brainstorming Session

Natural Amenities

Issues/Threat/Weaknesses

- Flood mitigation,
- Water quality,
- Losing prime
- Farm ground to urban sprawl

Opportunities and Strengths

- Camping/overnight recreation/scout camps
- Bike paths, greenbelt/river valleys
- Broadened interest in agriculture and interest in agriculture
- Ada Hayden Park
- Southern quarry
- Industries that would be supported by agriculture businesses as Opportunities and Strengths

Governance, Leadership & Learning Environments

Issues/Threat/Weaknesses

- ISU Extension has lost some of its opportunities
- Partisanship out of scale with level of government
- Local civics and how government works

Opportunities and Strengths

- Board of Supervisors forward thinking and actions
- ISU
- Better utilizing RC&D
- Citizen oversight at many levels
- Transparency
- Stewards of the County

Economy and Prosperity

Issues/Threat/Weaknesses

- Bond Measures
- Affordable housing
- Cities are over regulated

Opportunities and Strengths

- Smart management of economic growth
- TIFF program; choosing next project
- Encouraging and expanding home businesses
- Culturally diverse
- Well educated

Growth Oriented and Sustainable Infrastructure

Issues/Threat/Weaknesses

- Hard to find the balance of both of these
- Roads and bridges
- What if Federal Subsidies go away that currently support wind farms and ethanol plants
- Work ethic

Opportunities and Strengths

- Issue of individual septic systems and water quality

NEW BUSINESS:

Discussion and Consideration of Planning and Zoning Commission Representative to County Master Matrix Review Team

Mr. Dissell gave an overview of the Master Matrix Review process, also stating that the Board of Supervisors asked that a Commission member be part of the review team.

COMMISSION COMMENTS:

Mr. Steele asked for clarification regarding how the reviews would proceed. Mr. Dissell stated that the review team would meet in a public meeting setting and score any submitted Master Matrix applications. Mr. Marvin Smith asked if a specific designee needed to be assigned. Mr. Dissell stated that the Board of Supervisors has asked that a designee be assigned. Ms. Nancy Miller suggested appointing Ms. Nancy Couser to the Master Matrix Review Team. Mr. Dissell stated he would talk with Ms. Couser and extend an invitation.

MOTION: The Story County Planning and Zoning Commission appoint Ms. Nancy Couser pending her acceptance. (MCU)

Motion: Smith

Second: Wendt

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

Voting Nay: None

Not Voting: None

Absent: Donaldson

ADJOURNMENT: 5:23 PM

Approval of Minutes

Title and Date