

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

515-382-7245

**MINUTES
STORY COUNTY
BOARD OF ADJUSTMENT**

DATE: May 20, 2015	David Miller, Chair	2015
	Stephen McGill, Vice Chair	2017
CALL TO ORDER: 4:00 p.m.	Karen Youngberg	2019
PLACE: Public Meeting Room, 2 nd Floor Administration Building	Lynn Scarlett	2018
	Joanna Anderson	2016
	(* Absent	

ADJOURNMENT: 4:18 PM

PUBLIC PRESENT: Heather Bedingfield

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

APPROVAL OF AGENDA (MCU)

APPROVAL OF MINUTES (MCU)

April 15, 2014

PUBLIC COMMENTS: Opened 4:04 p.m. – Closed 4:04 p.m.

None

HEARING ITEMS:

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 also cited a phone call and an attendee of the Planning and Zoning Commission, both of which are in support of the proposed kennel.

Mr. Newstrom reviewed the notifications in regards to the Board of Adjustment meeting.

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

Mr. Newstrom presented the Board with four (4) alternatives:

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.*

APPLICANT COMMENTS:

Ms. Heather Bedingfield

Ms. Heather Bedingfield gave an overview of her plans for the proposed kennel operation. Ms. Karen Youngberg asked how Ms. Bedingfield determined kennel sizes. Ms. Bedingfield stated she has researched proper sizing amongst area kennels.

PUBLIC COMMENTS:

None

BOARD COMMENTS:

None

FINDINGS OF FACT

MOTION: Move to adopt the Findings of Fact in the Staff Report prepared for and presented to the Story County Zoning Board of Adjustment.

VOTE: (McGill/Scarlett) (5-0)

Motion: McGill

Second: Scarlett

Voting Aye: McGill, Scarlett, Miller, Youngberg, Anderson

Voting Nay: None

Not Voting: None

Absent: None

DECISION

MOTION: MOTION: Move to approve the Decision as outlined in the Staff Report prepared and presented to the Story County Board of Adjustment.

VOTE: (McGill/Scarlett) (5-0)

Motion: McGill

Second: Scarlett

Voting Aye: Miller, Youngberg, Anderson, Scarlett, McGill

Voting Nay: None

Not Voting: None

Absent: None

ORDER

MOTION: Move to approve the request as proposed by the applicant in Case No. CUP02-15, as discussed by the Board of Adjustment and in the Staff Report prepared for and presented to the Story County Zoning Board of Adjustment finding that all applicable

Legal Principles have been satisfied.

VOTE: (Scarlett/McGill) (5-0)

Motion: Scarlett

Second: McGill

Voting Aye: Anderson, Scarlett, Miller, McGill, Youngberg

Voting Nay: None

Not Voting: None

Absent: None

WHEREFORE, it is ordered that the application for a Conditional Use Permit (Case Number CUP02-15) by Heather Bedingfield for property located at 24541 670th Ave and generally described as Parcel F in the East half of the Northeast Quarter of the Southeast Quarter Section Fourteen (14), Township Eighty-three (83) North, Range Twenty-two (22) West of the 5th P.M., (Parcel ID # 11-14-400-215), for a kennel is hereby approved as evidenced by the Board's findings that all Legal Principles have been met as required by the Story County Land Development Regulations.

COMMENTS

STAFF

None

BOARD

None

ADJOURNMENT: 4:18 PM

Approval of Minutes

Title and Date