

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



"Commitment, Vision, Balance"

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**MINUTES
STORY COUNTY
PLANNING AND ZONING COMMISSION**

AN AUDIO RECORDING OF THE FULL MEETING MAY BE FOUND IN THE PLANNING AND DEVELOPMENT DEPARTMENT, OR BY VISITING WWW.STORYCOUNTYIOWA.GOV

DATE: April 6, 2016	Aaron Steele, Chair	2018
	*Scott Wendt, Vice-Chair	2017
CALL TO ORDER: 4:01 p.m.	Carla Barnwell	2020
PLACE: Public Meeting Room	Linda Murken	2020
Administration Building	Nancy Miller (Arrived at 4:04)	2016
	Marvin Smith	2018
	Jerry Cable	2019
	*Absent	

ADJOURNMENT: 6:44 PM

PUBLIC PRESENT: Chris Janson, Chris Shires, Adam Larson, Joseph Sabers, Mark Gannon.

STAFF PRESENT: Jerry Moore, Director; Stephanie Jones, Recording Secretary; Deb Schildroth; Leanne Harter.

ROLL CALL: Steele, Barnwell, Murken, Smith, Cable
ABSENT: Wendt, Miller (Arrived at 4:04)

APPROVAL OF AGENDA

MOTION: Move to modify the Agenda to discuss Center Grove Orchard and the Ames Urban Fringe Plan East Industrial Expansion as Old Business before New Business.

Motion: Smith

Second: Barnwell

Motion carried unanimously (MCU)

MOTION: Move to change the order of Agenda items 6.1 and 6.2.

Motion: Smith

Second: Barnwell

Motion passed unanimously.

APPROVAL OF MINUTES (MCU)

March 2, 2016

PUBLIC COMMENTS: Opened 4:01 p.m. – Closed 4:01 p.m.

None

OLD BUSINESS:

Jerry Moore gave an update on the Center Grove Orchard Conditional Use Permit 03-08.1. That item went to the Board of Adjustment and was approved with the conditions that the Planning and Zoning Commission recommended. The Board of Adjustment also asked Staff to involve the Cambridge Fire

Department with the review of the engineering traffic study with regard to traffic backing up on area roads and the affect on emergency response.

Mr. Moore gave an update that the Ames Urban Fringe Plan East Industrial Expansion Area that went before the Board of Supervisors on March 15, 2016. Staff provided the same background information on the proposed amendment as had been presented to the Planning and Zoning Commission. The Board of Supervisors approved the amendment to extend the planned industrial area and also the Agriculture and Long Term Industrial Area and the change to the Urban Fringe boundary.

The Commission asked various questions regarding the process of the Board of Supervisor's decision and why they approved the amendment after the Planning and Zoning Commission recommended denial. Mr. Moore explained that the Planning and Zoning Commission is a recommending body. The Board of Supervisors has traditionally followed the recommendation of the Commission, however with this issue they were looking more at the long term of the area with the proximity to the Interstate, Highway 30, plans for the new interchange, level ground, large parcels with single ownership all making it a prime location for industrial development. It was discussed that possibly a member of the Planning and Zoning Commission should attend the Board of Supervisor meetings in the event that there are questions. Mr. Moore reminded the Commission that the Board of Supervisor meetings are public meetings and that everyone is welcome to attend. Mr. Moore stated that in regard to the Planning and Zoning Commissions role with decisions that are made by the Board of Supervisors there are no regulations giving the Planning and Zoning Commission and special authority to remand any decisions or change any decisions made by the Board of Supervisors. Mr. Moore reminded the Commission that the Staff's recommendation to the Planning and Zoning Commission was to approve the amendment, but that the Planning and Zoning Commission recommended denial and that information was communicated to the Board of Supervisors by Staff. Steele stated it's somewhat uncommon for the Board of Supervisors to not take the Planning and Zoning Commission's recommendations. He suggested that everyone continue doing what they think is best. He also stated that the Planning and Zoning Commission and Board of Supervisors meet once a year so that meeting would be a good time to address this concern.

**NEW BUSINESS:
PUBLIC HEARING ITEM
CUP01-16 JB HOLLAND BORROW PITS**

Jerry Moore presented the staff report and gave an overview of the proposed Conditional Use Permit. Staff recommended approval with conditions. Commission members asked various questions of Mr. Moore.

Adam Larson with JB Holland Construction spoke about the project. The property owners, Mark Gannon and Joseph Sabers were present and did not wish to formally speak.

Steele opened the public hearing at 4:47. There were no public comments and the public hearing was closed at 4:48.

The Commission began their deliberations.

MOTION: The Story County Planning and Zoning Commission recommended approval of the Conditional Use Permit application CUP 01-16, with the following conditions:

1. The east limits of the wooded area located on the south parcel shall be marked with fencing, lath or other related material to assist in keeping equipment and vehicles from disturbing the trees and root systems.
2. The applicant shall submit flood plain applications to Story County for the proposed project.
3. The applicant shall provide a bond equal to \$11,000 to the Story County Auditor to cover any expenses related to the restoration of the borrow pits and sites. The restoration of the borrow pits and sites shall be completed within one year from the completion of both borrow pit dirt extraction work. If the restoration is not completed within one year Story County may use any

and all of the bond amount to complete the restoration work.

4. The applicant shall contact the Story County Planning and Development Department to request site inspections upon completion of the borrow pit and site restoration work at both sites.

Motion: Barnwell

Second: Cable

Voting Aye: Steele, Barnwell, Murken, Smith, Cable, Miller

Voting Nay: None

Not Voting: None

Absent: Wendt

Vote: (6-0)

Review and consideration of the C2C Plan

Chris Janson with MSA Professional Services gave an overview of each chapter of the C2C Plan. Chris Shires with Confluence and LeAnn Harter were also available to answer questions. Commission members asked questions and recommended various changes. Mr. Moore asked if the Commission thought we were on track to be ready to meet our next deadline for the Public Hearing at the May 4, 2016 Planning and Zoning Commission meeting. Everyone was in agreement that we were on track for to meet the deadline.

COMMENTS:

STAFF: Jerry Moore shared that we are hiring a new planner and will be starting interviews soon. Also, we hired a planning Intern that will be starting on May 9, 2016.

COMMISSION: Steele stated that if there is ever an issue and Staff feels it would be of benefit to have a Planning and Zoning Commission Member present at a Board of Supervisor meeting, to please let them know. Mr. Moore reminded the Commission that the meetings are open and everyone is welcome to attend.

ADJOURNMENT: 6:44 PM



Approval of Minutes



Title and Date