

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: May 4, 2016	Aaron Steele, Chair	2018
	Carla Barnwell	2020
CALL TO ORDER: 4:01 p.m.	Linda Murken	2020
PLACE: Public Meeting Room	Nancy Miller (Left at 6:40)	2016
Administration Building	Marvin Smith	2018
	Jerry Cable	2019
	*Absent	

ADJOURNMENT: 7:15 p.m.

PUBLIC PRESENT: Mark Thiessen, Steve Black, Gary Houdesherr, Tom Dudd, Dona Couman, Lou Gammer, Bob Gibson, Cindy Hildebrand, Chris Gardner, Chris Shires & Chris Jansen

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

ROLL CALL: Steele, Barnwell, Murken, Miller, Smith, Cable

ABSENT: None

APPROVAL OF AGENDA

MOTION: Move to modify the Agenda to discuss the C2C Plan at the end of New Business.

Motion: Miller

Second: Smith

Motion carried unanimously (MCU)

APPROVAL OF MINUTES (MCU)

April 6, 2016

PUBLIC COMMENTS: Opened 4:02 p.m. – Closed 4:02 p.m.

None

NEW BUSINESS:

PUBLIC HEARING ITEM

CUP02-16 ST. PETER AND PAUL CATHOLIC CHURCH

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

Steele opened the public hearing at 4:25.

Mark Thiesen with Angelo Architect Association spoke to clarify the property line near driveway and answered questions of the Commission.

The public hearing was closed at 4:48.

MOTION: Planning and Development Staff recommends approval of the Conditional Use Permit application CUP02-16 with the following conditions:

1. The applicant shall provide a landscaping drawing showing the proposed 10 trees for the parking lot screening and landscaping to address the 20% impervious surface of developed area prior to applying and receiving a Preliminary Zoning Permit for the proposed project. All landscaping shall be installed prior to receiving the Final Zoning Permit for the project.
2. The site development plan shall show the location of the four handicapped parking spaces. A paved direct route from the parking spaces to the church entrance and handicapped accessibility signs shall be installed.
3. The applicant shall provide a minimum of five feet of green space from the common north property line to the north edge of the parking lot. This shall occur prior to receiving the Final Zoning Permit for the project.
4. To assist with vehicle traffic circulation and safety, the applicant shall install traffic entrance and exit signs at the two north access locations.
5. No parking is permitted on the west side of the church near or within the road right-of-way.

Motion: Miller

Second: Murken

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

Not Voting: Cable

Absent: None

Vote: (5-0)

**PUBLIC HEARING ITEM
CUP03-08.2 CENTER GROVE ORCHARD FARM CAMP**

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

Steve Black spoke about the day camp. The Commission asked various questions and had concerns about whether the day camp would be considered a day care by the Department of Human Services. Comments were also raised about consideration for Mr. Black in making business decisions and suggesting that he focus more on the educational and landuse aspects of what is proposed.

Steele opened the public hearing at 5:02.

Dona Couman spoke with concerns about noise and wondered if loud speaker use would be allowed.

The public hearing was closed at 5:04.

The Commission asked various other questions of Staff before beginning deliberations. There was still much concern from the Commission regarding the day camp being considered a day care facility and whether or not a day care falls within a farm retail novelty use.

MOTION: The Story County Planning and Zoning Commission remands the Conditional Use Permit as put forth in case CUP03-08.2, back to the applicant for further review and/or modifications and requests staff to place the item on the June 1, 2016 Story County Planning and Zoning Commission meeting agenda.

Motion: Smith
Second: Miller
Voting Aye: Smith, Cable, Murken, Steele, Barnwell, Miller
Voting Nay: None
Absent: None
Vote: (6-0)

PUBLIC HEARING ITEM
SUB02-16 THE IRONS
CONSIDERATION AND ADOPTION OF C2C PLAN

Jerry Moore presented the staff report and gave an overview of the proposed Major Subdivision SUB02-16 The Irons. The Commission asked various questions of Staff. There were concerns from the Commission including traffic on George Washington Carver, comments on the subdivision plat not meeting the County's Land Development Regulations, and comments about the Alternative Compliance items that were requested by the applicant.

Bob Gibson spoke and clarified issues about sanitary sewer, driveway and traffic concerns. Chris Gardner spoke and reported that the long range traffic plan for the City of Ames is for Stange Road to be extended up through this area which would relieve some of the traffic on George Washington Carver.

The Commission asked various other questions of Staff and Applicant.

MOTION: The Story County Planning and Zoning Commission recommends approval of the Major Subdivision-Preliminary Plat, The Irons with conditions recommended by staff as put forth in case SUB02-16, to the Story County Board of Supervisors, and directs staff to place this item on the Board of Supervisors agenda.

Motion: Cable

Motion failed due to lack of a second.

MOTION: The Story County Planning and Zoning Commission recommends approval of the Major Subdivision-Preliminary Plat, The Irons with conditions recommended by staff regarding open space and utility easements as put forth in case SUB02-16, to the Story County Board of Supervisors, and directs staff to place this item on the Board of Supervisors agenda.

Motion: Miller

Second: Cable

Motion failed

Voting Aye: Miller, Cable

Voting Nay: Smith, Murken, Steele

Not Voting: Barnwell

Absent: None

Vote: (2-3)

MOTION:

The Story County Planning and Zoning Commission tables the Major Subdivision-Preliminary Plat, The Irons as put forth in case SUB02-16, back to the applicant and/or staff for further review and/or modifications, and directs staff to place this item on the June 1, 2016 Planning and Zoning Commission Agenda under Old Business.

Motion: Murken

Second: Smith

Voting Aye: Steele, Barnwell, Murken, Miller, Smith
Voting Nay: Cable
Not Voting: None
Absent: None
Vote: (5-1)

Steele announced a five minute break at 6:40 PM.
Meeting was called back to order at 6:47 PM.

Appointment of Planning and Zoning Commission Member to Confined Animal Feeding Operation County Committee. Mr. Moore presented a description and explained the process of submittals. The Commission discussed and asked questions. Carla Barnwell will consider and get back to Mr. Moore with her decision at the June 1, 2016 Planning and Zoning Commission meeting.

Consideration and Adoption of C2C Plan. Leanne Harter spoke and thanked Commission for their part in this process. Ms. Harter gave an overview of the C2C Plan.

Chris Jansen with MSA spoke about the comprehensive plan implementation and the Commission asked various questions. Chris Shires with Confluence also spoke and was present to answer questions of the Commission.

Public Comments: None

MOTION: The Story County Planning and Zoning Commission recommends to the Story County Board of Supervisors that they review and adopt the C2C Plan as presented.

Motion: Smith

Second: Barnwell

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

Voting Nay: None

Not Voting: None

Absent: Miller

Vote: (5-0)

COMMENTS:

STAFF:

Jerry Moore reported that our Intern Amelia Schoeneman starts May 9th and our new Planner Emily Zandt starts May 16th. The BOS did acknowledge Mr. Wendt's resignation from the Planning and Zoning Commission. Mr. Moore thanked the Commission for the work that they do.

COMMISSION:

Mr. Smith stated that after further thought about the Irons that he wondered how those lots would look in the future as the area develops with three standalone homes in that area. Steele

stated that since this is still an open case we should discuss further next month when on the agenda.

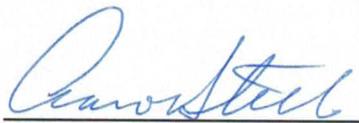
MOTION FOR ADJOURNMENT:

Motion: Murken

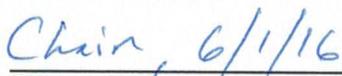
Second: Smith

MCU

ADJOURNMENT: 7:15 PM



Approval of Minutes



Title and Date