

**STORY COUNTY  
PLANNING AND DEVELOPMENT  
STORY COUNTY ADMINISTRATION  
900 6<sup>TH</sup> STREET  
NEVADA, IOWA 50201-2087  
Vision, Balance"**



*"Commitment,*

**515-382-7245  
515-382-7294 (FAX)**

**MINUTES  
STORY COUNTY  
BOARD OF ADJUSTMENT**

**AN AUDIO RECORDING OF THE FULL MEETING MAY BE FOUND IN THE PLANNING AND DEVELOPMENT DEPARTMENT, OR BY VISITING [WWW.STORYCOUNTYIOWA.GOV](http://WWW.STORYCOUNTYIOWA.GOV)**

<b>DATE:</b> July 20, 2016	Steve McGill, Chair	2017
	*Joanna Anderson	2016
<b>CALL TO ORDER:</b> 4:00 PM	Lynn Scarlett, Vice-Chair	2018
<b>PLACE:</b> Public Meeting Room	Karen Youngberg (Arrived at 4:02)	2019
Administration Building	Randy Brekke	2020
	*Absent	

**PUBLIC PRESENT:** Neil Grant, Jerry Sloan, Phil Rust, Liz Pohl

**STAFF PRESENT:** Jerry Moore, Director; Amelia Schoeneman Planning Intern; Stephanie Jones, Recording Secretary.

**ROLL CALL:** McGill, Scarlett, Brekke, Youngberg (arrived 4:02)

**ABSENT:** Anderson

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**APPROVAL OF AGENDA**

**Motion:** Motion to approve Agenda.

**Motion Carried Unanimously (MCU)**

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**APPROVAL OF MINUTES**

**Motion:** Motion to approve June 15, 2016 Minutes

**Motion:** Scarlett

**Second:** Brekke

**MCU**

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**PUBLIC COMMENTS:**

None

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**HEARING ITEMS:**

**CUP02-90.4 Martin Marietta**

**Staff Member:** Amelia Schoeneman

**Mr. McGill stated that this hearing item had been tabled last month. He asked for a motion to remove the item from the table.**

**MOTION:** Remove CUP02-90.4 from table to address tonight.

**Motion:** Scarlett

**Second:** Youngberg

**MCU**

Amelia Schoeneman presented the Planning and Development Department staff report for the Conditional Use Permit Application, Martin Marietta and provided an update on the changes made to the application.

**APPLICANT COMMENTS:**

Neil Grant spoke on behalf of Martin Marietta. Mr. Grant stated that Martin Marietta is in agreement with the staff recommendations.

**PUBLIC COMMENTS:**

McGill opened the public hearing at 4:30.

Bill Rust asked if Martin Marietta has plans for the area where the existing employee building is located after the building is torn down that could affect his property. He also asked for clarification about the additional dust control measures.

Jerry Sloan stated that he still has concerns about Martin Marietta using the private drive for industrial use. He does not object to the employee building and parking lot. He is not in favor of the new proposed berm and is against the new ANFO drop as it would be close to his property. He feels that Martin Marietta does not need such a large area of land to accomplish what they are proposing at this time. He does not feel the applicant should be allowed to use the drive off North Dayton Avenue as an employee entrance. It currently has only 1-2 vehicles a day, but an increase to 200 vehicles a day would be a significant increase of traffic going past his property.

Mr. Grant stated this is not a new route. It's a former public road that's been used since the 1950s. Ammonium nitrate is the same fertilizer that's being used on the farm ground on the property but that it is in a pellet form rather than liquid when used in the ANFO drop.

Mr. Sloan spoke again regarding a conditional use permit for the drive. He feels that even though Martin Marietta has occasionally used the road, he feels that they are using it for an industrial purpose and another CUP should be required. He fears that if down the road Martin Marietta decides to reroute their trucks, it would impact his property. McGill reminded Mr. Sloan that this is essentially Martin Marietta's driveway and any issues regarding that matter should be taken up with staff. McGill stated that focus should be on the original application to add the ANFO drop and the new employee building. Mr. Moore stated that if Martin Marietta wanted to change their primary customer access from Riverside Road to Dayton Avenue including for customer's trucks leaving the site with loaded materials they would need to update their CUP.

**MOTION:** The Story County Board of Adjustment recommends approval of the Conditional Use Permit Minor Modification as put forth in case CUP 02-90.4, with the following conditions:

1. Conditions of the approved Conditional Use Permit Case No. CUP02-90 and subsequent modifications shall be maintained.
2. Staff supports the alternative Conditional Use Permit Boundary that is limited in scope to the peninsula shaped areas around the ANFO drop site and existing fuel drop site, in accordance with Martin Marietta's revised Conditional Use Permit drawing.
3. Staff supports the alternative compliance plan of Martin Marietta to install the 24 trees required for the proposed parking lot along the existing berm extending north/south and located south of the proposed employee parking area. Staff also supports the installation of the one acre of prairie grasses north of the employee building to address the 20% impervious surface landscaping requirement.
4. To address neighbor's concerns regarding vision clearance at the intersection of East Riverside Road and North Dayton Avenue, no landscaping or other obstruction, including crops, shall be permitted within the existing Right-of-Way.
5. Martin Marietta shall provide a landscaping drawing showing the proposed landscaping to meet the 20% impervious surface of the developed area and alternative compliance with the

trees required for the proposed parking lot prior to applying for 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.

6. With the zoning permit application submittal, Martin Marietta shall also submit a professional site development plan that illustrates best management practices for stormwater control following Iowa Stormwater Management Manual and Iowa Statewide Urban Design and Specifications with an engineer's signature.
7. Customer trucks entering and leaving the property with product materials shall not use the existing site access drive located off of North Dayton Avenue.
8. Martin Marietta shall install a paved surface for ADA compliant parking and the route to the entrance of the employee building and ADA compliant parking signage.
9. Martin Marietta shall submit specifications for perimeter building lighting and all proposed lighting shall meet Story County Land Development Regulations prior to applying for and receiving a Preliminary Zoning Permit for the proposed project.
10. Within 30 days of completion of the proposed employee building and parking lot (and weather permitting), Martin Marietta shall install an asphaltic treatment surface to the proposed employee parking lot and the existing drive extending from the location of the proposed drive access to the proposed employee parking lot to the street access located off of North Dayton Avenue.

**Motion:** Scarlett

**Second:** Youngberg

**Voting Aye:** Brekke, Youngberg, McGill, Scarlett

**Voting Nay:** None

**Not Voting:** None

**Absent:** Anderson

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**BOARD/STAFF COMMENTS:**

Jerry Moore stated that we are working on implementation of the C2C Plan. Team project meetings have started and there will be a meeting scheduled with the Conservation Board, Board of Supervisors and Planning and Zoning to filter through what the project team has been working on. On October 11, 2016, the Board of Supervisors will be taking action on the implementation of the plan.

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**MOTION:** Motion to adjourn.

**Motion:** Youngberg

**Second:** Brekke

**MCU**

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**ADJOURNMENT:** 5:00

  
**Approval of Minutes**  
11-8-2017  
**Title and Date**      *Chairman*