

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



"Commitment, Vision, Balance"

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

**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: August 3, 2016	Aaron Steele, Chair	2018
	*Carla Barnwell	2020
CALL TO ORDER: 4:00 p.m.	Linda Murken	2020
PLACE: Public Meeting Room	Nancy Miller	2016
Administration Building	*Ruth Hulstrom	2017
	Marvin Smith	2018
	Jerry Cable	2019
	*Absent	

ADJOURNMENT: 5:10 p.m.

STAFF PRESENT: Jerry Moore, Director; Emily Zandt, Planner; Amelia Schoeneman, Planning Intern.

PUBLIC PRESENT: James Cooper, Cory Strait, Justin Thiele, Brad Benson, Chris Gardner.

ROLL CALL: Steele, Murken, Miller, Cable

ABSENT: Hulstrom, Smith (arrived at 4:02), Barnwell

APPROVAL OF AGENDA (MCU)

APPROVAL OF MINUTES (MCU)

July 6, 2016

PUBLIC COMMENTS: Opened 4:01 p.m. Closed at 4:02 p.m.

None

NEW BUSINESS

PUBLIC HEARING ITEM

HOLY GROUNDS SUB07-16

Amelia Schoeneman presented the staff report and gave an overview of the proposed Minor Subdivision SUB07-16 Holy Grounds. Staff received no comments from the public. Commission members asked various questions of Staff including whether Lots 2 & 3 could be developed in the future. Planning and Development staff commented that potentially a zoning permit for a single family dwelling to be constructed on Lot 3 could occur, although this is not the intent of the current owner. Lot 2 would be adjoined with the agricultural parcel to the north and would remain in agricultural row crop production.

The applicant, James Cooper, shared with the commission the improvements he has made to Lot 3 over the past decade including clearing undesirable vegetation and planting new trees to promote stormwater conservation. Mr. Cooper also answered questions about his reason for the requested subdivision plat.

Motion: The Story County Planning and Zoning Commission recommends approval of the Minor Subdivision Plat – Holy Grounds Subdivision, as put forth in case SUB07-16.

Motion: Miller

Second: Smith

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

Voting Nay: None

Absent: Hulstrom, Barnwell

Vote: (5-0)

NEW BUSINESS

PUBLIC HEARING ITEM

Ames Golf & Country Club CUP04-16

Jerry Moore presented the staff report and gave an overview of the proposed Conditional Use Permit request for a legally established nonconforming golf course, land and building use. This request includes two accessory structures: a maintenance building and a golf cart storage building. The existing combined maintenance and golf cart storage building will be removed due to The Irons Residential Subdivision that will be constructed on the west and north sides of the golf course.

Commissioners held discussion specific to the future traffic patterns on 190th St. and desire to have the proposed parking lot for the maintenance building accommodate turning movements of trucks and vehicles to avoid backing onto 190th St. The applicant commented on the access from 190th St to the proposed maintenance shed as well as the types of deliveries that will be taking place at this location. The commissioners also had questions about whether the golf cart building would be used to store items other than golf carts and the potential for deliveries to the building. The applicant commented that the golf cart building would not be used to store items other than golf carts and there would be no deliveries to the building.

Motion: The Story County Planning and Zoning Commission recommends approval of the Conditional Use Permit as put forth in case CUP04-16, with the conditions recommended by staff, to the Story County Board of Adjustment, and directs staff to place the case on the August 17, 2016, Board of Adjustment agenda.

1. Lighting for the maintenance and golf cart buildings shall meet Story County requirements and shall be the minimum amount necessary to provide lighting for overhead doors, walkways and entrances.
2. Interior spaces for motorized equipment for either building shall be paved to protect from undesirable spills that may be carried by stormwater runoff to the watershed.
3. AGCC shall submit a professionally drawn site development plan from an Iowa licensed architect or engineer for the both buildings to include the proposed parking, buildings, site improvements and shall meet Iowa Stormwater Management Manual and Erosion Control requirements including items identified from 1 and 2 above.

Motion: Miller

Second: Cable

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

Voting Nay: None

Absent: Hulstrom, Barnwell

Vote: (5-0)

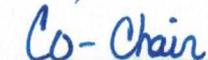
COMMENTS

Staff: Jerry Moore shared with the Commission that Darren Moon, County Engineer plans to attend the work session with the Planning and Zoning Commission and the Board of Supervisors likely to be held in November to discuss Transportation planning and road improvement budgeting. Mr. Moore also shared a proposed change for Conceptual Review submittal and the meeting times to shorten the overall review process timeline for development applications. The Planning and Zoning Commission was supportive of this change.

Commission: None.

ADJOURNMENT: 5:05 PM


Approval of Minutes

 
Title and Date