

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: September 7, 2016	*Aaron Steele, Chair	2018
JOINT WORK SESSION	*Carla Barnwell	2020
CALL TO ORDER: 4:00 p.m.		
PLANNING & ZONING COMMISSION		
CALL TO ORDER: 5:20 p.m.	Linda Murken	2020
PLACE: Public Meeting Room	Nancy Miller	2016
Administration Building	Ruth Hulstrom	2017
	Marvin Smith	2018
	Jerry Cable	2019
	*Absent	

JOINT WORKSESSION OF CORNERSTONE TO CAPSTONE IMPLEMENTATION MATRIX

The Board of Supervisors, Planning and Zoning Commission and Conservation Board discussed the proposed schedule and next steps of implementation. Audio of the worksession can be found at www.storycountyiowa.gov.

ADJOURNMENT 5:15

STAFF PRESENT: Jerry Moore, Director; Emily Zandt, Planner; Amelia Schoeneman, Intern; Stephanie Jones, Recording Secretary; Leanne Harter Deb Schildroth.

PUBLIC PRESENT: None

ROLL CALL: Smith, Miller, Hulstrom, Cable, Murken

ABSENT: Steele, Barnwell

APPROVAL OF AGENDA (MCU)

APPROVAL OF MINUTES (MCU)

August 3, 2016

PUBLIC COMMENTS: Opened 5:23 p.m. – Closed 5:23 p.m.

None

CONSIDERATION OF RECOMMENDATION TO THE BOARD OF SUPERVISORS REGARDING THE STORY COUNTY URBAN RENEWAL PLAN

Leanne Harter explained that TIF stands for Tax Increment Financing and briefly outlined the economic development policies. She then presented an overview of the proposed Story County Urban Renewal Plan asking the Commission to consider recommendation to the Board of Supervisors of the urban renewal plan, specifically adding the projects and adding the new wind turbines as taxable properties.

MOTION: The Story County Planning and Zoning Commission recommends approval of the Urban Renewal Plan to the Story County Board of Supervisors.

Motion: Miller
Second: Murken
(MCU)

STORY COUNTY PLANNING AND DEVELOPMENT WORK PROGRAM SPECIAL EVENTS ORDINANCE

Jerry Moore updated the Commission on the second draft of the Special Events Ordinance. Much discussion occurred between Staff and Commission.

MOTION: The Story County Planning and Zoning Commission recommends endorsement of the Special Events Ordinance second draft, providing guidance to the Planning and Development Staff, and that the special events ordinance is headed in the right direction. The Commission would like to see this become a replacement for conditions requiring a CUP.

Motion: Smith
Second: Hulstrom
Voting Aye: Murken, Hulstrom, Smith, Cable
Voting Nay: Miller
Not Voting: None
Absent: Barnewell, Steele
Vote: (4-1)

COMPARISON OF HOME BUSINESS AND FARM RETAIL OR NOVELTY REGULATIONS

Amelia Schoeneman presented a comparison of the farm retail or novelty conditional use permit process versus the home business permit process. The Commission directed staff to draft more descriptive standards for the farm retail and novelty conditional use permit process and also consider what a process similar to the home business process would look like for farm retail and novelty permitting.

CONFINED ANIMAL FEEDING OPERATION COUNTY COMMITTEE (CAFO) APPOINTMENT:

Jerry Moore presented a description of the CAFO Committee. The Committee decided to place this item on hold until next month.

COMMENTS:

STAFF:

None

COMMISSION:

None

ADJOURNMENT: 6:43 PM


Approval of Minutes


Title and Date