

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



"Commitment, Vision, Balance"

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> August 17, 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	2019
Administration Building	Randy Brekke	2020
	*Absent	

**PUBLIC PRESENT:** Brian & Sally Skelton, Cory Strait, Justin Thiele, Brad Benson, Gris Gardner.

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

**ROLL CALL:** McGill, Scarlett, Brekke, Anderson

**ABSENT:** Youngberg

---

**APPROVAL OF AGENDA**

**Motion:** Motion to approve Agenda.

**Motion Carried Unanimously (MCU)**

---

**APPROVAL OF MINUTES**

**Motion:** Motion to approve July 20, 2016 Minutes

**Motion:** McGill

**Second:** Scarlett

**MCU**

---

**PUBLIC COMMENTS:**

None

---

**HEARING ITEMS:**

**CUP04-16 Ames Golf and Country Club**

**Staff Member:** Jerry Moore

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.

**Applicant Comments:** Chris Gardner of Bella Homes spoke on behalf of the applicant and offered to

answer questions as needed. There were no questions from the Board.

**Motion: The Story County Board of Adjustment recommends approval of the Conditional Use Permit as put forth in case CUP04-16, with the conditions recommended by the Story County Planning and Zoning Commission. The conditions are as follows:**

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:** Scarlett

**Second:** Anderson

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

**Voting Nay:** None

**Not Voting:** None

**Absent:** Youngberg

**HEARING ITEMS:**

**VAR01-16 Skelton Variance**

**Staff Member:** Amelia Schoeneman

Amelia Schoeneman presented the staff report and gave an overview of the proposed Variance Request of a variance of 30 feet from the front setback and a variance of 7 feet from the side (west) setback to allow for the construction of an attached 30-foot by 24-foot garage.

Board Members asked a few clarifying questions of staff regarding site layout and access to the garage.

**Applicant Comments:** Brian Skelton spoke on behalf of the Skelton's. Mr. Skelton commented on the reason for request and the reason for the location chosen.

Board Members asked questions regarding the location of the septic system, the slope of the property, and the size of the proposed garage addition. Mr. Skelton commented that what contributed to the size and layout of the proposed garage addition was the location of the existing stoop located on the front of the house that covers a former well.

**The Story County Board of Adjustment approves the Skelton variance request, as put forth in case VAR01-16, for a variance of 30 feet from the front setback and a variance of 7 feet from the side (west) setback to allow for the construction of an attached 30-foot by 24-foot garage.**

**Motion:** Scarlett

**Second:** Brekke

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

**Voting Nay:** None

**Not Voting:** None

**Absent:** Youngberg

**BOARD/STAFF COMMENTS:**

Jerry Moore shared a proposed change for Conceptual Review submittal and the meeting times to shorten the overall review process timeline for development applications. The Board of Adjustment was supportive of this change.

---

**MOTION: Motion to adjourn.**

**Motion: Scarlett**

**Second: Anderson**

**MCU**

---

**ADJOURNMENT: 4:55pm**



A large, stylized handwritten signature in blue ink, likely belonging to the Chairman, is written over a horizontal line.

**Approval of Minutes**

*Chairman*      *11-9-2016*

**Title and Date**