

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



"Commitment,

**515-382-7245
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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: December 7, 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: 7:40 p.m.

STAFF PRESENT: Jerry Moore, Director; Emily Zandt, Planner, Amelia Schoeneman, Intern; Stephanie Jones, Recording Secretary; Leanne Harter; Deb Schildroth
PUBLIC PRESENT: Andrew Allen, Susan Jones, Brant Lemer, Keith Cadwell, Bri VanSickle, Renee Darlin, Roberta Walker-Kruger

JOINT WORKSESSION OF BOARD OF SUPERVISORS AND PLANNING AND ZONING COMMISSION

Those Present: Rick Sanders, Marty Chitty, Aaron Steele, Carla Barnwell, Linda Murken, Nancy Miller, Jerry Cable, Jerry Moore, Emily Zandt, Amelia Schoeneman

The Board of Supervisors and Planning and Zoning Commission met to discuss work program items. Jerry Moore gave an update to the 2016 Work Program. Unfinished 2016 Work Program items continuing into calendar year 2017 were discussed.

ELECTION OF OFFICERS FOR 2017 CALENDAR YEAR

MOTION: The officers shall remain the same as the 2016 year with Aaron Steele as Chair and Jerry Cable as Vice Chair

Motion: Miller

Second: Murken

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

Voting Nay: None

Not Voting: None

Absent: Hulstrom, Smith

Vote: 5-0

2017 PLANNING AND ZONING COMMISSION MEETING SCHEDULE
MOTION: Approval of the 2017 Meeting Schedule as presented by Staff.
MCU

APPROVAL OF AGENDA (MCU)

APPROVAL OF MINUTES (MCU)

November 2, 2016

PUBLIC COMMENTS:

None

PUBLIC HEARING ITEMS:

Leanne Harter presented an update of revisions to the four chapters of the land development regulations that are affected by references and the amendment process for the C2C Plan and consideration of a new solar energy ordinance.

MOTION: Recommend approval to the Board of Supervisors the proposed revisions to Chapter 85 General Provisions and Definitions of the Story County Iowa, Code of Ordinances.

Motion: Murken

Second: Barnwell

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

Voting Nay: None

Not Voting: None

Absent: Hulstrom, Smith

Vote: 5-0

MOTION: Recommend approval to the Board of Supervisors the Proposed Revisions to Chapter 86 District Regulations Of The Story County, Iowa Code Of Ordinances.

Motion: Miller

Second: Murken

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

Voting Nay: None

Not Voting: None

Absent: Hulstrom, Smith

Vote: 5-0

MOTION: Recommend approval to the Board of Supervisors of the Proposed Revisions To Chapter 90 Conditional Uses Of The Story County, Iowa Code of Ordinances.

Motion: Murken

Second: Cable

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

Voting Nay: None

Not Voting: None

Absent: Hulstrom, Smith

Vote: 5-0

MOTION: Recommend approval to the Board of Supervisors the Proposed Revisions To Chapter 92 Administration Of The Story County, Iowa Code Of Ordinances.

Motion: Murken

Second: Barnwell

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

Voting Nay: None

Not Voting: None

Absent: Hulstrom, Smith

Vote: 5-0

YSS TEXT AMENDMENT
Case Number: ORD01-16

Jerry Moore presented the staff report and gave an overview of the proposed text amendment. The applicant is proposing to amend Chapter 90 of the Land Development Regulations to add Residential Treatment Lodging and Grounds and proposing that the use be permitted in the A-1 Agricultural District and any other zoning districts at the discretion of the Board of Supervisors. Jerry indicated that Planning and Development staff was proposing to broaden the scope of human service uses and recommended changing the language in Chapter 90 to Human Services Facilities and Programs. The applicant's request for the text amendment relates to their plan to acquire property south of the City of Ames which is within the Ames Urban Fringe Plan area and use it for a recovery center to provide adolescent addictions treatment.

Andrew Allen spoke on behalf of YSS and gave an overview of YSS and that they provide substance abuse treatment to youth. The applicant feels this location is perfect for the facility that they are proposing to build.

The Commission asked various questions of the Applicant.

MOTION: The Story County Planning and Zoning Commission recommends approval of the Code of Ordinance Text Amendment, as recommended by Planning and Development staff and as put forth in Case ORD01-16, to the Story County Board of Supervisors.

Motion: Miller

Second: Barnwell

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

Voting Nay: None

Not Voting: None

Absent: Hulstrom, Smith

Vote: 5-0

HUGH SUBDIVISION
Case Number: SUB12-16

Emily Zandt presented the staff report and gave an overview of the proposed Minor Subdivision. The application is a request to consider a minor subdivision plat to divide the existing parcel B into two proposed lots. Both Lots 1 and 2 would be buildable for single family dwellings.

MOTION: The Story County Planning and Zoning Commission recommends approval of the Minor Subdivision Plat – Hugh Subdivision to the Story County Board of Supervisors, as put forth in case SUB12-16.

Motion: Barnwell

Second: Cable

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

Voting Nay: None

Not Voting: None

Absent: Hulstrom, Smith

Vote: 5-0

AMES URBAN FRINGE TEXT AND MAP AMENDMENT

Jerry Moore presented the Memorandum and asked for consideration and recommendation to the Board of Supervisors the proposed Ames Urban Fringe Plan Map Amendment from Rural Urban Transition Area to Urban Service Area for Proposed Residential Development and the text amendment to allow Highway Oriented Commercial designated areas to be annexed when located in an Urban Service Area. The Ames City Council unanimously approved the AUFPP amendment.

Motion: The Story County Planning and Zoning Commission recommends approval of the requested text and map amendment to the AUPF to the Story County Board of Supervisors, and directs staff to place this item on the Board of Supervisors meeting agenda.

Motion: Murken

Second: Cable

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

Voting Nay: None

Not Voting: None

Absent: Hulstrom, Smith

Vote: 5-0

ALLEY AND PARTIAL STREET RIGHT-OF-WAY VACATION

Case Number: ADMN02-16

Jerry Moore gave an overview of the requested alleys and partial street right-of-way vacation of Jackson Street located in Iowa Center, unincorporated Story County.

MOTION: The Story County Planning and Zoning Commission recommends approval of the partial alley and street right-of-way vacation of Jackson Street located in Iowa Center as put forth in Case ADMN02-16, to the Story County Board of Supervisors, and directs staff to place this item on the Board of Supervisors meeting agenda.

Motion: Miller

Second: Barnwell

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

Not Voting: None

Absent: Hulstrom, Smith

Vote: 5-0

SPECIAL EVENTS ORDINANCE

Jerry Moore updated the Commission on the current CUP process and stated that the special events ordinance is a separate ordinance and that the purpose is partly to streamline the County's review process. Steele stated that there had been two work sessions on this item at previous meetings and the Commission had asked Staff to bring back a recommendation for the Board of Supervisors.

MOTION: The Story County Planning and Zoning Commission recommends approval of the Special Events Ordinance to the Board of Supervisors with removal of the current language for temporary facilities from the table of conditional uses.

Motion: Murken

Second: Barnwell

Voting Aye: Barnwell, Steele, Murken, Cable

Voting Nay: Miller

Not Voting: None

Absent: Hulstrom, Smith

Vote: 4-1

FARM RETAIL OR NOVELTY DRAFT ORDINANCE AMENDMENTS

Amelia Schoeneman presented an update on the Farm Retail Or Novelty CUP process and the Home Business Permit processing. At the November 2, 2016 Planning and Zoning Commission meeting, the Commission asked the Planning and Development department to ensure smaller farm retail novelty retailers could go through an administrative review process. Much discussion occurred between Commission and Staff and the Commission made recommendations for additional language changes. Removing entertainment and enhancement from the definition, using the word value instead of enhance, and that the agriculture setting is essential to the nature of activity.

MOTION: Remand back to Staff to make additional language changes.

Motion: Cable

Second: Murken

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

Voting Nay: None

Not Voting: None

Absent: Hulstrom, Smith

Vote: 5-0

COMMENTS

STAFF: Jerry Moore stated that some documents had been received from Center Grove Orchard's engineer about their traffic study and information about the grading and drainage of the train track. Mr. Moore thanked Nancy and Carla for their time on the Commission.

COMMISSION: None

ADJOURNMENT: 7:40PM



Approval of Minutes



Title and Date