

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



"Commitment,

**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: February 1, 2017	Aaron Steele, Chair	2018
	Jerry Cable	2019
CALL TO ORDER: 4:00 p.m.	Linda Murken	2020
PLACE: Public Meeting Room	Marvin Smith	2018
Administration Building	Ruth Hulstrom (Arrived at 4:05)	2017
	P.J. McBride	2021
	*Absent	

ADJOURNMENT: 5:25 p.m.

STAFF PRESENT: Jerry Moore, Director; Emily Zandt, Planner; Stephanie Jones, Recording Secretary; Leanne Harter

PUBLIC PRESENT: Jenny Wilson, Jason Wilson, Don Jensen, Dean Girard

APPROVAL OF AGENDA (MCU)

APPROVAL OF MINUTES (MCU)

January 4, 2017

PUBLIC COMMENTS:

Leanne Harter spoke about the Story County Economic Development Group and stated that the group would like a member from the Planning and Zoning Commission to join the Story County Economic Development Group. Discussion occurred amongst the Commission and Murken volunteered to join the committee.

MOTION: Linda Murken is nominated to serve on the Story County Economic Development Group Committee.

Motion: Steele

Second: Smith

MCU

PUBLIC HEARING ITEMS:

REZ03-17 AND SUB01-17 CAMERON ESTATES THIRD ADDITION PRELIMINARY PLAT

Steele stated that the Planning and Development Department received communication from the applicant today requesting to defer this item to a future meeting date to allow the applicant time to review and respond to comments received from adjacent property owners regarding Cameron Estates.

MOTION: Defer REZ03-17 and SUB01-17 Cameron Estates Third Addition to a later date per the

request of the applicant.

Motion: Smith
Second: McBride
MCU

REZ01-17 Jensen Rezoning

Emily Zandt presented the staff report and stated that the applicant proposes to re-zone 4.59 acres in the southwestern corner of the property from A-2 Agribusiness with conditions to A-2 Agribusiness without conditions. Ms. Zandt stated that in 2006, the applicant requested a rezoning for 4.59 acres of the subject property from A-1 Agricultural District to A-2 Agribusiness District in order to accommodate a seed research and sod sales business. This rezoning request was approved with conditions at that time. This property is located within the Ames Urban Fringe Plan area and the City of Ames is in the process of annexing the area that includes approximately 1,349.63 acres. Ms. Zandt stated that it is anticipated that the annexation will be complete mid-March of 2017. The requested rezoning is to accommodate a tenant in the 60' X 99' steel utility building and for an addition to both the east and west sides of the current office building, which the applicant would like to convert into his personal dwelling. The applicant would also like to have the use restrictions lifted so that the south building can be marketed to all permitted uses in the A-2 District. The existing conditions currently restrict the use of the buildings to seed research and sod sales. Ms. Zandt stated that the applicant is also considering constructing a new accessory structure to be used as a shop and for storage of his trucks, trailer, and equipment. These items are currently in the machine shed, which the applicant would like to lease to a tenant. The Commission asked various questions of staff regarding the annexation process. Ms. Zandt stated that the City of Ames was in attendance at the Conceptual Review Meeting and they are fully aware of what is being proposed and there was no opposition to this request.

Mr. Jensen spoke and stated that he is in favor of the annexation. He stated that in the future if someone is interested in purchasing his property that he would be willing sell.

Public Comments None

MOTION: The Story County Planning and Zoning Commission recommends approval of the Story County Zoning Map Amendment from the A-2 Agribusiness District with Conditions to the A-2 Agribusiness District without Conditions, as put forth in case REZ01-17, to the Story County Board of Supervisors.

Motion: Cable
Second: Hulstrom
Voting Aye: Murken, McBride, Hulstrom, Smith, Steele, Cable
Voting Nay: None
Not Voting: None
Absent: None
Vote (6-0)

REZ02-17 and SUB02-17 J&S Minor Subdivision

Ms. Zandt presented the staff report and stated that the applicant proposes to re-zone 1.98 net acres in the southwestern corner of the 29.26 gross acre subject property. The proposed rezoning is from the A-1 Agricultural District to the A-2 Agribusiness District to accommodate a seed sales business. This request also involves a minor subdivision to split off the 1.70 net acre building site from the area in agricultural row crops. The proposed rezoning and subdivision is to accommodate Kolln Ag Services, established in 2016 as a seed distributor for Pioneer in the Nevada Area. Ms. Zandt stated that a minor subdivision plat is required for the proposed division due to the previous division in 1997. Both proposed lots will have frontage along 620th Avenue, however an access easement on Lot 1 is proposed for access to Lot 2 to allow the agricultural ground to continue to be farmed. There will be no land set apart for new streets, alleys, parks, dedicated open space, school property or public use. There have been no agricultural or

minor subdivisions approved for the subject property. Steele asked if the Commercial-Industrial Area designation from the C2C Plan was the best match for the requested rezoning area and asked if staff thought someone may try to use that designation to re-zone that portion of the property to a Commercial Light Industrial District. Mr. Moore stated that the Commercial-Industrial Area designation was the most appropriate match for what the applicant was proposing for the planned use of the property and that staff would refer those who may make that point to the C2C Plan description for the Commercial-Industrial Area to show why this is the appropriate designation and why its separate from the Commercial Light Industrial District zoning designation.

Public Comments None

MOTION: The Story County Planning and Zoning Commission recommends approval of the proposed Story County Zoning Map Amendment from the A-1 Agricultural District to the A-2 Agribusiness District and the Story County C2C Future Land Use Map Amendment from Agricultural Conservation Area to the Commercial-Industrial Area as put forth in case REZ02-17 and the proposed J&S Minor Subdivision as put forth in SUB02-17 to the Story County Board of Supervisors.

Motion: Smith

Second: Cable

Voting Aye: Cable, Steele, Murken, McBride, Hulstrom, Smith

Voting Nay: None

Not Voting: None

Absent: None

Vote: (6-0)

SPECIAL EVENTS ORDINANCE

Jerry Moore presented the memo and stated that the Special Events Ordinance has been reviewed and recommended by the Planning and Zoning Commission for approval for Board of Supervisors action on December 7, 2016. The Board of Supervisors reviewed the Special Events Ordinance and recommended two amendments at their January 3, 2017 meeting and Planning and Development staff recommended one amendment. At the January 4, 2017 Planning and Zoning Commission meeting Planning and Development staff indicated the Special Events Ordinance would be coming back for review and the Planning and Zoning Commission suggested a penalty amount for repeat offenders. This is included in the amendment. The Board of Supervisors approved the second consideration of the Special Events Ordinance with the amendments at their January 10, 2017 meeting and requested the amendment version of the Special Events Ordinance be reviewed by the Planning and Zoning Commission at their February 1, 2017 meeting. The summary of the amendments are as follows: 1. Allow extension of the review of Special Events application beyond three (3) business days if both the applicant and County department(s) and/or other agencies agree to the extension. 2. If person or organization does not obtain a Special Events Permit, require penalty equal to the permit fee (\$50) plus two times the permit fee. Also using County Infractions Issuance of Citation 93.03 not to exceed \$750 for first offense and \$1000 for each repeat offense. 3. Planning and Development staff to send notices to property owners within ¼ mile of special event.

MOTION: The Story County Planning and Zoning Commission recommends the Board of Supervisors approve the third consideration of the Special Events Ordinance 248 with the amendments scheduled for February 7, 2017.

Motion: Murken

Second: McBride

Voting Aye: Murken, Cable, Steele, McBride, Smith, Hulstrom

Voting Nay: None

Not Voting: None

Absent: None

Vote: (6-0)

AGRITOURISM FARM ORDINANCE

At the January 4, 2017 Story County Planning and Zoning Commission meeting the Planning and Development staff went through the revisions of the Agritourism Farm Ordinance suggested by the Planning and Zoning Commission. At the meeting the Planning and Zoning Commission suggested revisions to the definition of Agritourism Farm and recommended the Story County Board of Supervisors approve the Agritourism Farm Ordinance with all amendments. Mr. Moore stated that after further consideration of the Agritourism Farm Ordinance by the Planning and Development staff, we are asking the Planning and Zoning Commission to strike the amendment initially suggested by staff allowing applicants to submit a Conditional Use Permit when it cannot be demonstrated they can meet the requirements of the Home Business Permit application requirements. Jerry Moore stated that when a business gets to the point that it's outgrown a home that it would then be time to look for a different location within the county or city to accommodate a business. McBride stated that since she had not been in attendance at previous meetings, she was curious as to why this ordinance was being considered to begin with. Steele stated that over the course of the last few years there have been many items brought up to try and determine whether it's a farm or a business in an agricultural area.

MOTION: Approve the agritourism ordinance including striking the amendment initially suggested by staff allowing applicants to submit a Conditional Use Permit when it cannot be demonstrated they can meet the requirements of the Home Business Permit application requirements.

Motion: Hulstrom
Second: Murken
Voting Aye: Smith, Cable, McBride, Steele, Hulstrom, Murken
Voting Nay: None
Not Voting: None
Absent: None
Vote: (6-0)

COMMENTS

STAFF: Marvin Smith asked about the outcome of an agenda item, Iron Bridge before the Board of Supervisors on January 31, 2017. Jerry Moore explained that the item was deferred to the next Board of Supervisors meeting, however the applicant recently submitted a request to the Planning and Development Department to withdraw the item from Board of Supervisors consideration.
COMMISSION: Jerry Moore inquired with the Planning and Zoning Commission about interest in possible training for new commission members. There was interest in training from both new and older members.

ADJOURNMENT: 5:25 PM


Approval of Minutes


Title and Date