

**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: March 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: 6:00 p.m.

STAFF PRESENT: Jerry Moore, Director; Stephanie Jones, Recording Secretary

PUBLIC PRESENT: Bob Finch, Alan and Emily Munson, Richard Lozier, Leonard Larsen, Phil Laseroli, Dave Ballontyne, John Moore, Chuck Peebles, Joe Stohlmeyer, Teresa Palensky, Kim & Becky Christiansen, Doug McCay, Belinda Meis, Lisa Miesen, Lisa and Mark Harmison, Andrew Allen, Mason R, Weston S., Max Hosier, Dan Wiedemeier, Susan Owen, Denney Idan & Deb Schidroth

APPROVAL OF AGENDA (MCU)

APPROVAL OF MINUTES (MCU)

February 1, 2017

PUBLIC COMMENTS: NONE

PUBLIC HEARING ITEMS:

CUP01-17 YOUTH AND SHELTER SERVICES

Jerry Moore stated that Youth and Shelter Services (YSS) proposes to acquire the approximate 74 acre property located at 5500 240th Street to start a boys youth addiction treatment facility. The applicant proposes to construct a new treatment facility, living quarters for clients and staff, parking lot, recreation and gardening areas all to be located northwest of the existing unoccupied single family dwelling. The existing dwelling located on the property may be used as an office/welcoming center. Mr. Moore stated that the YSS text amendment to the Story County Land Development Regulations adding Human Services Facilities and Programs to the Conditional Use Permit chapter 90 of the Story County Land Development Regulations was approved by the Board of Supervisors January 3, 2017. Human Services Facilities and Programs may be permitted in all zoning districts except Greenbelt Conservation District if granted a Conditional Use Permit by the Board of Adjustment. YSS' interest in starting a male youth

addictions treatment facility at the subject property located at 5500 240th Street was communicated by staff in the staff report for their requested text amendment. The Commission asked various questions of Staff.

Andrew Allen spoke on behalf of YSS. Mr. Allen stated that they have been operating a similar program in town since 1981 and have served 4,300 kids. The rural property is the prime location to give the kids space. Mr. Allen stated that he has visited with each neighbor who would be impacted and answered questions. Three teens who are currently being treated in the facility spoke and stated their positive experiences about their treatments at YSS and how they felt that the planned location outside of town would be beneficial to have more space to be outside. Mr. Allen stated that YSS only accepts teens that are a good fit to the program and that the kids they accept are not criminals, but that they are kids with addictions.

Steele opened the Public Hearing at 4:58 p.m.

Richard Losier, Attorney for Jim and Theresa Palensky stated that he and his clients disagree with the staff recommendation. Mr. Losier feels that this application is not ready for consideration and there should have been a construction plan with drawings submitted with the application. Mr. Losier stated that he feels there are environmental issues pertaining to the sewage facility for the site. Mr. Losier has concerns about the age of the clients served as it has not been specified. Mr. Losier stated that notice about the text amendment change had not been given to his client. Mr. Losier stated that the applicant has only very briefly talked to all neighbors affected about the proposed project. Mr. Losier feels that this type of residential treatment facility is not compatible with the surrounding area for buildings or use. Mr. Losier stated that there is concern that this proposed facility would cause a negative impact on the value on adjacent properties.

Mark Harmison stated that he and his wife support this proposed project. Mr. Harmison stated that he understands there is a need for this type of treatment facility within the state.

Theresa Palensky stated that she feels this project is a great project, but that she does not agree with the proposed location. Ms. Palensky stated that she has dealt with drug addictions within her own family. Ms. Palensky stated that she fears issues about safety, fire, road issues and noise that the proposed property would create have not been addressed.

Kim Christiansen stated that he has always been concerned about what would eventually come into the area. Mr. Christiansen stated that he feels that this proposed facility would be perfect for the area and does not feel that the neighbors will even know it is there with trees and landscaping. Mr. Christiansen stated that there are many rules and regulations that are required when building and will be required to be followed. Mr. Christiansen stated again that he thinks that this proposed facility would be a good fit for the area.

Alan Munson stated that Kim Christiansen gave a good presentation and complimented the teens that spoke about their treatment at YSS. Mr. Munson stated that he feels that many of the neighbors have a distrust with the City of Ames.

Chuck Peebles stated that he is a former participant in the YSS program. Mr. Peebles sees a need for these services. Mr. Peebles stated that he understands why this is a prime location being so close to the City of Ames. Mr. Peebles stated that he decided to build elsewhere and his property is currently for sale due to this facilities pending construction. Mr. Peebles stated that he's had buyers interested, but with the rumors on YSS they have backed out because of the rumors of the YSS proposed project.

Bob Finch stated that he is concerned about the area being annexed in the future. Mr. Finch feels that the City may be willing to give YSS special treatment and not make them follow the requirements that the City may want to put on other property owners. Mr. Finch stated that he is on the fire board and that no one has contacted the fire department about capabilities of fighting a fire for this type of structure.

Alan Munson asked if Ames is requesting granting a covenence. Steele stated that Ames is asking the

the commission to consider adding conditions, but that it is within the discretion of the commission to say yes or no to their conditions.

John Moore stated that he is in support of YSS and is a previous mentor, but has concerns about the location. Mr. Moore has concerns about safety, property crime, liability, and decreased property values. Mr. Moore stated that he feels if this project goes forward his property would be most impacted.

John Moore asked if Mr. Allen could explain what is meant by an elopement. Mr. Allen stated that he feels that kids will run away less because they will be given more space. He stated that typically when a kid runs off they walk out, go around the block and then come back. Occasionally a kid might not return, but the majority of the time the kids come right back.

Theresa Palensky spoke again and stated that she is still concerned about security and safety and feels that more information is needed before the board makes a recommendation.

The public hearing was closed at 5:45 p.m.

Murken asked Jerry Moore if notification had been provided to property owners for the text amendment. Mr. Moore stated that the process set by state law requiring notice by publication was followed and used to communicate information about the text amendment adding Human Services Facilities and Programs to the Story County Land Development Regulations. Steele asked if the Kelly Fire Department was notified. Mr. Moore stated that Planning and Development did not notify the Kelly Fire Department, but the applicant had been in contact with the fire department. Hulstrom asked if the plan provides enough detail for what is required. Mr. Moore stated that the information provided initially did not contain enough information, however the revised and updated written narrative, Conditional Use Permit and drawing made the application more than adequate to start the CUP review process. Steele stated that the applicant would still be required to obtain a zoning permit and asked if detailed sketches would be required at that time. Mr. Moore stated that zoning permits, detailed site plan and construction drawings would be required and all requirements would need to be met and the details would be reviewed at that time. Smith asked if the permit process would require fire protection related items. Mr. Moore stated that it does not and reminded the Planning and Zoning Commission that the County does not presently have an adopted building code. Murken asked what regulations would need to be followed for construction of the building since the County does not have a building code. Mr. Allen stated that YSS is under the jurisdiction of Iowa Department of Public Health and CARF Certified which is a national accreditation program. Mr. Moore stated that any electrical work would be under the permitting and review of the Iowa State Fire Marshall's Office and because of the size of the septic system it would fall under the regulation of the Iowa Department of National Resources.

MOTION: The Story County Planning and Zoning Commission recommends approval of the Conditional Use Permit as put forth in case CUP01-17, without the City of Ames requests and with the following conditions:

- 1. The applicant shall provide dust control on 240th Street adjacent to existing and future dwellings if daily traffic counts to and from the subject property exceed 150 vehicles per day. At any time, the Planning and Development Department may request the applicant to hire an engineer to study the traffic counts on 240th Street to and from the subject property.**
- 2. No proposed lighting shall be installed near a common property line of an adjacent property containing a single family dwelling or in other locations that cause the light to extend (trespass) beyond the common property boundary unless it is agreed to by the adjacent property owner.**
- 3. The boundary of the flood plain located on the subject property shall be labeled as an outlot on the site development plan submitted with future zoning permit applications for the new buildings and a deed restriction prohibiting development in the flood plain shall be prepared and recorded.**

Additional discussion took place regarding various safety concerns and building codes. McBride stated these types of facilities are needed and hopes that the questions and concerns are addressed as the process continues.

Motion: Cable

Second: Smith

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

Voting Nay: None

Not Voting: None

Absent: None

Vote (6-0)

COMMENTS

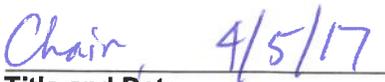
STAFF: Jerry Moore stated that in April staff will present updates for the construction and demolition and Fernald work program items. Mr. Moore also informed the Planning and Zoning Commission about upcoming training offered by the Iowa State University Extension Office. Mr. Moore also talked about upcoming ISU Extension training available to the commission.

COMMISSION: None

ADJOURNMENT: 6:00 PM



Approval of Minutes



Title and Date