



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

*"Commitment, Vision, Balance"*

**515-382-7245**

**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](http://WWW.STORYCOUNTYIOWA.GOV)**

<b>DATE:</b> May 3, 2017	Aaron Steele, Chair	2018
	Jerry Cable	2019
	Linda Murken	2020
	Marvin Smith (Arrived at 4:01)	2018
	Ruth Hulstrom	2017
	P.J. McBride	2021
	Jonathan Sherwood	2020

**CALL TO ORDER:** 4:00 p.m.  
**PLACE:** Public Meeting Room  
Administration Building

**ADJOURNMENT:** 5:24 p.m.

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

**PUBLIC PRESENT:** Joe Coyle, Jeff Gibbons, Bob Gibson, Melissa Sevio, Larry Sterns, Michael Neal, Dean Henry, Harold See, Shane Cook, Donna See, Bill See, Soren Faaborg, Ray Ringgenberg, Cindy Hildenbrand

**APPROVAL OF AGENDA (MCU)**

---

**APPROVAL OF MINUTES (MCU)**

April 5, 2017

---

**PUBLIC COMMENTS:**

Bob Gibson, Civil Design Advantage, spoke on behalf of Jeff Gibbons to obtain feedback from the commission about potential proposed Major Subdivision Plat located to the west of North Dayton Avenue and 190<sup>th</sup>. The potential proposed subdivision would divide a 10-acre parcel

with an existing single-family dwelling into seven lots. The parcel has an existing easement for a drive that serves as the access for the parcel and five other parcels. The Land Development Regulations do not permit easements or private drives to serve as access for more than four single-family dwellings. However, creating a private or public street for the subdivision would potentially result in several existing single-family dwellings and accessory structures not meeting the required setbacks from the right-of-way. Mr. Gibbons stated that they would likely need a variance to the required setbacks if they converted the drive to street. Mr. Gibson wanted the commission's feedback on exceeding the number of lots a private drive is permitted to serve versus creating a street resulting in several non-conforming structures.

Steele stated that the commission could offer their thoughts and not make any decisions about future proposals. Smith stated he has concerns about if an existing single-family conforms with requirements as is. McBride stated that she needed more information about what they are asking. Sherwood asked about proposed traffic and traffic control—Mr. Gibbons stated that a stop sign could be put up. Murken stated that she thinks this may be a high accident area. Steele stated that the commission should just be giving suggestions as to if a private street could be used to serve 7-10 lots rather than 4, and if there is a vehicle the Planning and Zoning Commission could use to grant relief to the requirements. Steele stated that to obtain alternative compliance, they would need to show that a private road better serves the subdivision and is more innovative than meeting the requirements through a public road or reducing the number of proposed lots. Murken asked if there is potential for more development to the west or the south. Gibson stated that it would be tough with the terrain to the west and to the south there is also a large ravine. Steele asked if there are specific questions the commission would like answered if this came before them. Gibbons stated, in summary, they would like to make this public, but the two existing buildings' setbacks are an issue.

## **PUBLIC HEARING ITEMS:**

### **SUB05-17 MINOR SUBDIVISION PLAT ORCHARD VIEW SUBDIVISION**

Amelia Schoeneman presented the staff report and gave an overview of the Minor Subdivision Plat being requested to consider the reconfiguration of five existing parcels to create three platted lots: one lot (Lot 1) and two out lots (Out lots A and B). A wastewater treatment plant for the City of Nevada is proposed to be located on Lot 1. The reconfiguration will allow for the plant's operation on an appropriately sized parcel with adequate separation from residences and discharge into Indian Creek. The subdivision will also place portions of the creek and floodplain, as well as part of the subject property that is split zoned R-1 residential, into out lots to prevent their development. A conditional use permit will be requested separately to allow for the construction of the plant. Murken asked about the floodplain requirements. Ms. Schoeneman stated that the ordinance does not allow us to make restrictions. Larry Stevens spoke and stated that he represents the City of Nevada. Mr. Stevens stated that the city did not apply for a CUP at this time because it would lapse in 5 years and they are still 5-6 years away from beginning construction. Steele asked if the city understands that approval of the subdivision would not necessarily guarantee that the CUP would be approved and Mr. Stevens stated that they do understand that.

## **Public Comments**

Ray Ringenberg spoke and stated that he lives within 1/4 mile of this proposed project and has interest in land north of this location. Mr. Ringenberg stated that the landlords of the property between where the current sewer line is located the and proposed site runs were not notified of

tonight's meeting and he feels that they should have been since there could be a sewer line running through their property.

Dean Henry operates the Berry Patch Farm and stated that he is concerned about this proposed project being upstream from his property and is concerned that the proposed project could affect the food quality produced at his farm. Mr. Henry stated that he is also concerned about floodplain issues in the area and is not in favor of the proposed project.

Murken asked that when the applicant applies for a conditional use permit if Environmental Health would answer any questions about the concerns. Ms. Schoeneman stated that this would be permitted through the Iowa DNR. According to the applicant's engineer, any possible restroom and/or sink in the future wastewater treatment building would be connected to the sanitary sewer and would not have an on-site septic system. Mr. Stevens stated that as part of the development of this property there would be a floodplain study. The proposed plant itself would not be within the 100-year floodplain.

**MOTION: The Story County Planning and Zoning Commission recommends approval of the Minor Subdivision Plat – Orchard View Subdivision as put forth in case SUB05-17.**

**Motion: Cable**

**Second: Smith**

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

**Voting Nay: None**

**Not Voting: None**

**Absent: None**

**Vote: (6-0)**

#### **CUP03-17 IOWA STATE WIDE INTEROPERABLE COMMUNICATIONS SYSTEM (ISICS) TOWER**

Emily Zandt presented the staff report and stated that this item was remanded at the April 5, 2017 meeting. The applicant has submitted a revised site plan that now meets all setback requirements and the previous variance request has been withdrawn. This request is for a conditional use permit to allow the construction of a new 395' lattice tower for the Iowa Statewide Interoperable Communication System (ISICS), which will give first responders the ability to communicate with each other on one single band in order to efficiently mobilize during times of emergency or disaster.

Joe Coyle spoke and thanked the staff for the quick turnaround time to get this item on the agenda today. Mr. Coyle asked if Mr. Sherwood had any questions since he was not present at the last meeting. Sherwood asked about storm water guideline provisions. Mr. Coyle stated that those requirements would be noted on the construction drawings. Mr. Coyle stated that now they are over 200% of the tower height from the right of way requirement and they request that alternative number 2 be approved.

#### **Public Comments**

Cindy Hildenbrand asked about the red lights and if they would be flashing or steady. Ms. Zandt stated that they have to follow FAA requirements, and flashing red lights are proposed. Ms. Hildenbrand stated that flashing lights greatly reduce bird collisions.

**MOTION: Planning and Development Staff recommends approval of the Conditional Use Permit for the Iowa Statewide Interoperable Communication System (ISICS) Tower based on a site review, the information provided in this staff report, and material provided by the applicant as put forth in case CUP03-17 with the following Conditions:**

1. A signed, surveyed site plan drawing including a site plan with erosion control measures to be used during construction, must be submitted to Story County Planning and Development prior to consideration of this application by the Board of Adjustment.
2. The following must be submitted to Story County Planning and Development prior to the issuance of a preliminary development permit:
  - i. FAA Determination of No Hazard Letter
  - ii. Lighting specifications meeting FAA and county requirements
  - iii. A statement, preferably from an engineer, stating that the development will incorporate best management practices as outlined in the Iowa Storm Water Management Manual and will incorporate erosion and sediment control practices that meet or exceed the Iowa Statewide Urban Design and Specifications (SUDAS) guidelines

**Motion: Murken**

**Second: Hulstrom**

**Voting Aye: Hulstrom, Steele, McBride, Sherwood, Smith, Cale, Murken**

**Voting Nay: None**

**Not Voting: None**

**Absent: None**

**Vote: (6-0)**

## **COMMENTS**

**STAFF:** Mr. Moore gave an update on the Cameron Estates proposed minor residential subdivision. The item was deferred at the February meeting after receiving several complaints about storm water and erosion issues the day before the meeting from surrounding property owners. The Hickory Hills Subdivision formed a drainage and environmental review committee and hired an engineer to study storm water drainage. There has been an analysis and draft report put together for the committee and provided to the land owner of Cameron Estates and their engineer. It appears that the parties are acknowledging the situation and possibly open to making additional improvements to the existing plated areas in Cameron Estates. Mr. Moore also talked about the ISU Extension training and stated that it was a beneficial training. Ms. Zandt stated that she had heard positive feedback about the training. Murken stated that what she took away from the training is that decisions should not be taken lightly and that there is a zoning ordinance for a reason so the commission should act accordingly by what's allowed in the code. Mr. Moore welcomed Jonathan Sherwood to the committee. Mr. Moore stated that Ms. Schoeneman is graduating and will be starting full-time.

**COMMISSION:** Smith asked about the 5 year transportation plan and stated that where he lives right off of George Washington Carver there are many developments and no known plans for transportation improvements in that area. Mr. Moore stated that it is a work program item to work with Engineering to discuss transportation planning. Murken stated that transportation had been discussed recently during a Board of Supervisors meeting, particularly in this area.

Sherwood asked if the location Smith is referring to is within the Ames Metropolitan Planning boundaries. Smith stated that it is within the Ames Urban Fringe Plan. Sherwood stated that it would be interesting to see what the travel demand model states for the particular location. There was a consensus from the Commission for Planning and Development staff to invite Darren Moon, County Engineer and a representative from the Ames MPO to discuss transportation planning and scheduling at the next Planning and Zoning Commission meeting.

---

**ADJOURNMENT: 5:24 PM**

  
\_\_\_\_\_  
**Approval of Minutes**

Chair, 6/7/17  
\_\_\_\_\_  
**Title and Date**