



**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  
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> June 21, 2017	Steve McGill	2017
	Lynn Scarlett	2018
<b>CALL TO ORDER:</b> 4:00 p.m.	*Karen Youngberg	2019
<b>PLACE:</b> Public Meeting Room	Randy Brekke	2019
Administration Building	*Steve Bruns	2021
	*Absent	

**PUBLIC PRESENT:** Brent Hinders, Hugh Cain, Craig Kalmaly, Joe Manatt

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

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

**ABSENT:** Youngberg, Bruns

**APPROVAL OF AGENDA (MCU)**

**APPROVAL OF MAY, 2017 MINUTES (MCU)**

Minutes were approved with the addition of noting that Youngberg was present rather than absent at the May 17, 2017 meeting.

At 4:03 began a closed session to discuss matters presently in litigation with counsel pursuant to Iowa Code Sect. 21.5(1) (C).

**MOTION:** To go begin closed session.

**Motion:** McGill

**Second:** Scarlett

**Ayes:** Brekke, McGill, Scarlett

**Nays:** None

**Not Voting:** None

**Absent:** Youngberg, Bruns

**Vote:** (3-0)

**Motion: Close the closed session and resume regular meeting at 4:33.**

**Motion: McGill**

**Second: Scarlett**

**Motion: McGill**

**Second: Scarlett**

**Ayes: Brekke, McGill, Scarlett**

**Nays: None**

**Not Voting: None**

**Absent: Youngberg, Bruns**

**Vote: (3-0)**

**PUBLIC COMMENTS:**

None

**HEARINGS:**

**CUP06-17 MANATTS TEMPORARY CONSTRUCTION AND DEMOLITION LANDFILL SITE**

**Staff Member: Emily Zandt**

Emily Zandt presented the staff report and gave an overview of the proposed conditional use permit. Ms. Zandt stated that this request is for a conditional use permit to allow a temporary construction and demolition landfill site for two Interstate 35 projects for which the IDOT has contracted with Manatts, Inc. The first project is a mill and overlay project located 1.6 miles north of County Road F-22 in Polk County (NE 134th Avenue) to 3.5 miles north of Highway 210 in Story County. The second project is the new I-35/Highway 30 interchange. Manatts, Inc. will operate the site for stockpiling until November 1, 2018 to complete the projects. A portable crushing plant will be located on site. The crushing of materials is anticipated to take 2-3 weeks in late summer/early fall of 2017. The applicant intends to use the same location on the subject property for a potential future temporary construction and demolition landfill site. Separate conditional use permits or modifications to the requested conditional use permit will be required after November 30, 2018.

**APPLICANT COMMENTS:**

None

**PUBLIC COMMENTS:**

None

**MOTION: The Story County Board of Adjustment recommends approval of the Conditional Use Permit for the Manatts Temporary Construction and Demolition Landfill Site as put forth in case CUP06-17 with the following conditions:**

- 1. This Conditional Use Permit will expire on November 30, 2018. If an extension of the use is requested, an application for a separate conditional use permit or modification to the requested conditional use permit (CUP06-17) will be required.**
- 2. The gravel pad shall be allowed to remain on site for up to one year following the expiration of the conditional use permit, at which point the area must be restored to its original condition if no additional Conditional Use Permit applications have been submitted.**

3. The applicant shall submit a flood evacuation plan to be reviewed by the County's Floodplain Manager and Emergency Management Director as part of the flood plain development permit.

4. "Trucks Turning" signage will be required during major hauling days. All signage within the right-of-way will need to be approved by the Iowa Department of Transportation and/or the City of Ames, depending the on location.

**Motion:** Scarlett

**Second:** Brekke

**Ayes:** McGill, Brekke, Scarlett

**Nays:** None

**Not Voting:** None

**Absent:** Youngberg, Bruns

**Vote:** (3-0)

#### **CUP05-17 JOE MANATT TEMPORARY ASPHALT BATCH PLANT FACILITY**

**Staff Member:** Amelia Schoeneman

Amelia Schoeneman presented the staff report and gave an overview of the proposed conditional use permit. Ms. Schoeneman stated that this request is for a conditional use permit to allow a temporary asphalt batch plant facility for an Interstate 35 mill and overlay project. The repaving includes the southbound lanes of Interstate 35 located 1.6 miles north of County Road F-22 in Polk County (NE 134th Avenue) to Highway 210, the entrance and exit ramps at Highway 210, and the north and southbound lanes from Highway 210 to 3.5 miles north of Highway 210. Henningsen Construction, Inc. will operate the plant until October 2017. The applicant intends to use the same location for future asphalt batch plant facilities (separate conditional use permits or modifications to the requested conditional use permit will be required). The applicant proposes the gravel pad and recycled asphalt and topsoil stockpiles remain on the site after the completion of the project and removal of the batch plant in October of this year. Ms. Schoeneman stated that the Planning and Zoning Commission recommended approval with conditions at their June 7, 2017 meeting.

Brekke asked if there are other projects being considered. Ms. Schoeneman stated that she is not aware of any other bids for additional projects. There was discussion amongst the commission about the increased traffic.

#### **APPLICANT COMMENTS:**

Joe Mannat spoke about anticipated future. Mr. Mannat stated that currently there is only one plant site in Story County and that there is potential for possibly another bid once this job is completed. Brekke asked if this project is only for the DOT project and Mr. Mannat stated that yes, it is the only project and if they were to win a bid for a different project, another CUP would need to be applied for at that time. McGill asked about the restoration of the property back to the original condition and was curious if they are bonded to do this. Mr. Mannat stated that he does not have a bond and Ms. Schoeneman stated that a bond has not been requested.

#### **PUBLIC COMMENTS:**

None

**MOTION: The Story County Board of Adjustment approves the Conditional Use Permit for the Temporary Asphalt Batch Plant Facility as put forth in case CUP05-17 with the following conditions:**

1. The Henningsen Construction Inc. temporary batch plant facility shall be removed by November 30, 2017 and site restored to its original condition except any stockpiles of recycled asphalt and the gravel pad.

2. As required by the Story County Land Development Regulations Chapter 90, Conditional Uses, if no batch plant operates on the site and no new application is received for a new temporary asphalt batch plant within one year after the removal of the Henningsen Construction, Inc. batch plant, the conditional use permit will expire and the gravel pad and stockpiles shall be removed and the site restored to its original condition.

3. Future temporary asphalt batch plant facilities are required to apply for a separate conditional use permit or modification to the requested conditional use permit (CUP 05-17).

4. The applicant shall submit a flood evacuation plan for to be reviewed by the County's Floodplain Manager and Emergency Management Director as part of the flood plain development permit.

5. A separate floodplain development permit will be required for the pad and stockpiles if they are to remain on site after removal of the plant and for any future temporary asphalt batch plants.

6. The applicant shall restore the road to its original condition and maintain the road as necessary. The Engineer will meet the applicant on site to verify the current/baseline condition of the road and determine maintenance needs. Approval of the condition of 560th Avenue by the Story County Engineer will be required before leaving the site.

7. The applicant shall water the gravel pad and the roadway to prevent excess dust as needed.

**Motion: Scarlett**

**Second: Brekke**

**Ayes: Brekke, McGill, Scarlett**

**Nays: None**

**Not Voting: None**

**Absent: Youngberg, Bruns**

**Vote: (3-0)**

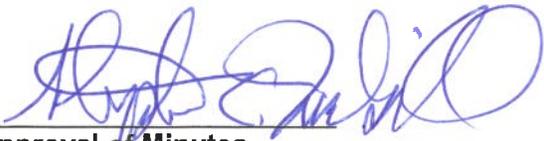
**OTHER BUSINESS: None**

**BOARD/STAFF COMMENTS:**

Jerry Moore stated that staff has been busy working on ordinances, work program and other items. Mr. Moore gave an update on the Special Events Ordinance, Farm Retail or Novelty, Solar Energy Ordinance, Crestview Mobile Home Park, an Ames Urban Fringe Plan amendment, and Dark Sky Fireworks sales.

Brekke asked if future plans for the mobile home park property is why it's being liquidated. Mr. Moore stated that it is due to all of the concerns and issues with the site and operations at the mobile home park.

**ADJOURNMENT: 5:47PM**



**Approval of Minutes**



**Title and Date**