

# STORY COUNTY PLANNING AND ZONING

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



*"Commitment, Vision, Balance"*

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## MINUTES STORY COUNTY PLANNING AND ZONING COMMISSION

<b>DATE:</b> February 6, 2012	Daryle Vegge, Chair	2013
	*Steven Gast	2013
<b>CALL TO ORDER:</b> 5:30 p.m.	Nick Merfeld	2012
<b>PLACE:</b> Public Meeting Room	David Struthers	2012
Administration Building	David Weigel	2015
	Nancy Couser	2015
<b>ADJOURNMENT:</b> 6:28 p.m.	Nancy Miller	2016
	*Absent	

**OTHER PEOPLE PRESENT:** None

**STAFF PRESENT:** Leanne Harter, Director; Charlie Dissell, Planner; Kristin Cook, Recording Secretary

**Chair Daryle Vegge called the meeting to order at 5:30 pm. Roll call: Present - Vegge, Merfeld, Struthers, Weigel, Couser, Miller.**

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**APPROVAL OF MINUTES (MCU) – November 21, 2011**

Motion: Merfeld  
Second: Couser

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**PUBLIC COMMENTS: Opened 5:31 p.m. – Closed 5:31 p.m.**  
None.

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**OLD BUSINESS:**  
None.

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**NEW BUSINESS:**

- 1) **ORD01-12: Story County Land Development Regulations Review**  
**Nature of Request: Review proposed amendments to the Story County Land Development Regulations.**  
**Applicant: Story County**  
**Staff: Leanne Harter**

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**PRESENTATION:**

Ms. Leanne Harter stated she will be presenting proposed changes to the Story County Land Development Regulations with the exception of the 35-acre minimum, which will be on the March 2012 PZC agenda. Ms. Harter also stated she has had discussions with area surveyors and county staff regarding the current 35-acre minimum regulations. Ms. Harter stated that staff is not asking for a motion

at tonight's meeting, but will ask for such at the scheduled March 5, 2012 PZC meeting once all proposed changes to the Land Development Regulations have been reviewed.

Ms. Harter continued with a presentation and review of the proposed changes to the Story County Land Development Regulations.

Ms. Harter stated many of the proposed changes are house cleaning items, such as grammar and punctuation. Other changes consisted of updating verbiage and definitions of junk vehicles, salvage yards, flag lot, mobile home park, etc.

Ms. Harter also reviewed a proposed change stating that any Planning and Development zoning permit would require Story County Environmental Health Department approval of said properties' well and septic system being up to date with current guidelines and regulations. Ms. Harter stated such change needs further research and said change may come back next month with more specific information regarding the types of permit issuance this would affect.

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**PUBLIC COMMENTS:**

NONE

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**COMMISSION COMMENTS:**

Ms. Nancy Miller asked Ms. Harter to expand and give more information regarding code enforcement and the definition of junk vehicles. Ms. Harter complied.

Ms. Harter reviewed planning and development staff changes and reorganization.

Mr. Weigel asked for clarification of code enforcement compliance deadlines. Ms. Harter gave a review of such and reviewed when assistance is needed beyond our department.

Mr. Daryle Vegge stated he saw these changes as giving the Land Development Regulations more clarity and making them easier to read.

Ms. Harter gave a review of Mr. Steven Gast's email comments, as he was not in attendance. Ms. Harter stated staff's goal is to make the regulations written in the clearest possible manner. Ms. Harter stated staff would review federal regulations regarding the definition of religious land uses.

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Mr. Vegge welcomed Nancy Miller to the Story County Planning and Zoning Commission

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**NEW BUSINESS:**

1) **Review CPAT Report and Recommendations**

**Staff:** Charlie Dissell

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**PRESENTATION:**

Mr. Dissell gave a review of the CPAT team members and meetings that had been held thus far. Mr. Dissell also reviewed the CPAT recommendations via slide show. Such proposed changes included improvements to the local food program, long-range planning, increased county partnerships, economic gardening and outreach programs, auditing of existing policies, infrastructure, land inventory, downtown revitalization, capital improvement and investment, trails, recreation and quality of life, implementing a building code, creation of a marketing campaign to improve energy consumption, active partnership with smaller towns to provide infrastructure advisement and GIS, etc. Mr. Dissell also reviewed some proposed streamlining processes. Mr. Dissell reviewed the proposed timeline for reviewed changes. Mr. Dissell stated a round table discussion is scheduled for Monday, February 13, 2012 and invited the commission to attend.

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**PUBLIC COMMENTS:**

NONE

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**COMMISSION COMMENTS:**

Mr. David Struthers asked whether the CPAT team met with all Story County city leaders. Mr. Dissell stated all cities were invited and the meetings were well attended by city representatives.

Mr. Vegge asked if a plan is in place to put the recommendations in motion. Mr. Dissell stated tonight's meeting is the first step in doing such. Mr. Dissell stated all jurisdictions need to be on the same page and agree with all changes. Mr. Dissell also stated this is the goal for the February 13, 2012 round table meeting.

Ms. Miller asked what documents were signed by the cities. Mr. Dissell stated multi-jurisdictional agreements have been completed. Ms. Miller asked what kind of feedback and cooperation there has been from surrounding cities. Mr. Dissell stated initially it was negative, but feels over time the meetings and report have turned positive. Mr. Dissell stated they have heard mostly from larger cities so far and are hopeful smaller cities will attend the February 13, 2012 round table meeting.

Mr. Vegge stated it is exciting to hear about the possible changes to the trail system and how it could benefit and impact the smaller communities in the county.

Ms. Miller stated she feels an arbitrator should be involved as well as the Story County Planning and Development Department.

Mr. Vegge asked how many invitations were sent for the upcoming round table meeting. Staff stated that over 100 invites were mailed.

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**OTHER BUSINESS:****Long Range Planning**

None

**Follow-up on items recommended to the Board of Supervisors and Board of Adjustment**

None

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**COMMISSION COMMENTS:**

Commission members stated they enjoy seeing the reports brought before them and appreciate all the hard work staff puts into them.

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**STAFF COMMENTS:**

Ms. Harter gave a review of the Government Restructuring Committee (GRC) meetings and goals. Ms. Harter stated the next GRC meeting will be located in Ames on March 5, 2012 beginning at 7:00pm. Ms. Harter stated she will attend the scheduled PZC meeting and then attend GRC meeting. Ms. Harter reviewed the GRC questionnaire and stated it has been placed on web as well as being distributed throughout the county at city halls and libraries. Ms. Harter invited the commission members to fill out said questionnaire.

Ms. Harter reviewed recent planning and development staff and physical changes. Ms. Harter stated that the Story County Environmental Health Department will be combining offices with the Story County Planning and Development office. Ms. Harter clarified that the departments themselves will not be combining, but will be combining office space and sharing an office coordinator. Ms. Harter reviewed possible role changes of the commission as the CPAT recommendations move forward.

Mr. Vegge asked the commission if the scheduled March 5, 2012 meeting could be changed to a 5pm start time. Commission members discussed and concurred.

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**ADJOURNMENT: 6:28 p.m.**

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**Approval of Minutes**

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**Title and Date**