

**STORY COUNTY  
PLANNING AND ZONING**  
STORY COUNTY ADMINISTRATION  
900 6<sup>TH</sup> 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](http://WWW.STORYCOUNTYIOWA.GOV)**

<b>DATE:</b> December 6, 2017	Aaron Steele, Chair	2018
	Jerry Cable, Vice Chair	2019
<b>CALL TO ORDER:</b> 4:00 PM	Linda Murken	2020
<b>PLACE:</b> Public Meeting Room	Marvin Smith	2018
Administration Building	Ruth Hulstrom (Arrived at 4:08)	2017
	*PJ McBride	2021
	Jonathan Sherwood	2020
	*Absent	

**ADJOURNMENT:** 5:26 PM

**STAFF PRESENT:** Jerry Moore, Director; Emily Zandt, Planner, Amelia Schoeneman, Planner; Stephanie Jones, Recording Secretary; Deb Schildroth, Director of External Operations and County Services

**PUBLIC PRESENT:** Kim Stephens

**JOINT WORKSESSION OF BOARD OF SUPERVISORS AND PLANNING AND ZONING COMMISSION**

**COMMISSION AND BOARD MEMBERS PRESENT:** Steele, Cable, Murken, Smith, Sherwood, Sanders, Chitty, Olson

The Board of Supervisors, Planning and Zoning Commission met to discuss work program items. Moore gave an update on the number of zoning permits, development cases, property research and the number of Planning and Development Department items that were before the Planning and Zoning Commission and Board of Supervisors in 2017. Moore gave an update to the 2017 completed Work Program items and the unfinished items continuing into calendar year 2018.

Moore talked about the completed items that included Agritourism ordinance, Special Events Permits, Processes ordinance and the work occurring with a proposed amendment to the stormwater drainage ordinance and preparing for the U.S. Census data review.

Moore summarized and discussion took place on the tier 1 (high priority) items currently being worked on by Planning and Development which included: Ames Urban Fringe Plan proposed land use changes, Construction/Demolition Landfill temporary sites, Fernald needs assessment, limiting disaster impacts, ground water impact analysis, grading permits, review of current Land Development Regulations,

transportation impact analysis and taking the flood administrator certification test.

Moore summarized and discussion took place on the tier 2 (medium priority) 2018 items which include: comprehensive review and LESA update, develop density based zoning program, establish location guidelines for proposed subdivisions, review and consider complete street designs as appropriate for Story County, establish minimum levels of services, designate natural resource areas on future land use map in growth townships, create a development review evaluation matrix to determine potential ag/non-ag conflicts.

Moore summarized and discussion took place on the tier three (low priority) 2018 items. These items will include: draft healthy homes design guidelines, develop public outreach tool kit to be used with the development review process, review parking standards, review lighting standards, and designate natural resource areas on future land use map.

Moore stated that new items the Planning and Development staff is suggesting to add to the work program are demolition permits and a site plan fee.

Sanders lead a discussion about the need for developing a better understanding and identifying the various private streets in subdivisions in the County and the types of street signs including which streets are dedicated for public use and the County's role in regulating street signage in this situation.

**MOTION: Approve proposed work plan adding demolition permits and site plan fee to tier one and including the identification and inventory of private streets, street signage and determining the County's regulatory role.**

**Motion:** Smith

**Second:** Hulstrom

**MCU**

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#### **APPROVAL OF AGENDA (MCU)**

**MOTION: Move the Ames Urban Fringe Plan training to January 3, 2018 meeting**

**Motion:** Murken

**Second:** Smith

**MCU**

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#### **APPROVAL OF MINUTES (MCU)**

November 1, 2017

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#### **PUBLIC COMMENTS:**

None

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#### **ADDITIONAL ITEMS:**

#### **ELECTION OF OFFICERS FOR 2018 CALENDAR YEAR**

**MOTION: Aaron Steele shall remain as Chair.**

**Motion:** Murken

**Second:** Sherwood

**MCU**

**MOTION: Jerry Cable shall remain as Vice Chair.**

**Motion:** Steele

**Second:** Murken

**MCU**

**2018 PLANNING AND ZONING COMMISSION MEETING SCHEDULE**

**MOTION: Approval of 2018 Meeting Schedule**

**Motion:** Cable

**Second:** Murken

**MCU**

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**COMMENTS**

**STAFF:** Moore stated to watch for the Ames Urban Fringe Plan study between Gilbert and Ames in February, as well as the storm water ordinance. Moore thanked the commission for their guidance and input this year.

**COMMISSION:** Hulstrom stated that it has been a pleasure to serve on the commission. Discussion occurred about the replacement to fill the commission opening and the process for filling. Moore stated that there are a couple of applications going through the application and interview process currently. Steele stated that the commission is doing a good job in serving their role and praised the commission for their dedication.

**ADJOURNMENT:** 5:26 PM



**Approval of Minutes**



**Title and Date**