

STORY COUNTY PLANNING AND ZONING

STORY COUNTY ADMINISTRATION
900 6TH STREET
NEVADA, IOWA 50201-2087



"Commitment, Vision, Balance"

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MINUTES STORY COUNTY PLANNING AND ZONING COMMISSION

DATE: March 5, 2012	*Daryle Vegge, Chair	2013
	Steven Gast	2013
CALL TO ORDER: 5:20 p.m.	Nick Merfeld	2012
PLACE: Public Meeting Room	*David Struthers	2012
Administration Building	David Weigel	2015
	*Nancy Couser	2015
ADJOURNMENT: 5:52 p.m.	Nancy Miller	2016
	*Absent	

OTHER PEOPLE PRESENT: Jay David Armstrong, Rosemary Watchorn, Dale Watchorn

STAFF PRESENT: Charlie Dissell, Planner; Kristin Cook, Recording Secretary

Steven Gast called the meeting to order at 5:20 pm.

Roll Call: Present: Gast, Merfeld, Weigel, Miller.
Absent: Vegge, Couser, Struthers

Motion to appoint Steven Gast as temporary Chair for the March 5, 2012 meeting. (MCU)

Motion: Miller
Second: Merfeld

APPROVAL OF AGENDA (MCU) - New Business Item Number 2 will be tabled

Motion: Merfeld
Second: Weigel

APPROVAL OF MINUTES (MCU) - February 6, 2012

Motion: Weigel
Second: Merfeld

PUBLIC COMMENTS: Opened 5:22 p.m. - Closed 5:22 p.m.

None.

OLD BUSINESS:

None.

NEW BUSINESS:

- 1) **SUB01-12:** JDA Subdivision
Nature of Request: Subdivision of one parcel into three lots in the I-1, Light Industrial Zoning District
Applicant: Jay David Armstrong
Parcel Identification Number: 10-08-400-475
Staff: Charlie Dissell
-

STAFF PRESENTATION:

Mr. Charlie Dissell presented the vicinity map, site elevation and proposed subdivision as submitted.

Mr. Dissell reviewed the zoning history of the proposed site.

Mr. Dissell outlined the Conceptual and Interagency Reviews completed by the Review Teams.

Mr. Dissell presented site shots of the property and reviewed the applicable standards for approval for the Commission to consider in reviewing the proposed subdivision.

Mr. Dissell provided the Commission with the following four alternatives:

1. The Story County Planning and Zoning Commission recommends approval of the Subdivision Plat, as put forth in case SUB01-12, to the Story County Board of Supervisors, and directs staff to request the Subdivision Plat be placed on the March 20, 2012, Board of Supervisors' agenda.
2. The Story County Planning and Zoning Commission recommends conditional approval of the Subdivision Plat, as put forth in case SUB01-12, to the Story County Board of Supervisors, and directs staff to request the Subdivision Plat be placed on the Board of Supervisors' agenda once all applicable conditions have been satisfied.
3. The Story County Planning and Zoning Commission recommends denial of the Subdivision Plat, as put forth in case SUB01-12, to the Story County Board of Supervisors, and directs staff to request the Subdivision Plat be placed on the March 20, 2012, Board of Supervisors' agenda.
4. The Story County Planning and Zoning Commission tables the Subdivision Plat, as put forth in case SUB01-12, and direct the applicant to address specific areas for additional information for further review and/or modifications, and works with staff to place the agenda item as Old Business on the April 2, 2012, Planning and Zoning Commission's Agenda.

Mr. David Weigel asked for clarification regarding the joint driveway. Mr. Dissell complied via map. Mr. Nick Merfeld asked whether staff has worked with the applicant regarding the two deficiencies. Mr. Dissell stated that staff was waiting for commission recommendations first. Ms. Nancy Miller asked for clarification regarding said deficiencies. Mr. Merfeld clarified. Mr. Dissell reviewed the county engineer comments regarding driveway permit and the county environmental health department septic system comments. Ms. Miller questioned whether these deficiencies need to be qualified before approval. Mr. Dissell explained further districts and zoning regulations of said property zoning. Mr. Dissell stated he does not feel these deficiencies need to be addressed. Ms. Miller questioned whether Ames has annexed the proposed property. Mr. Dissell clarified stating the property has not been annexed and reviewed the Ames Urban Fringe Plan and transitional areas.

APPLICANT COMMENTS:

Jay David Armstrong

Mr. Jay David Armstrong stated the truck-wash probably would not be constructed. Mr. Armstrong stated the truck wash would be designed for food grade trailers, which would require sanitation and little water. Mr. Armstrong stated his main goal would be to have the ability to be able to sell off a portion of the property to surrounding property owners if such a proposal was brought to him. Mr. Armstrong stated he does not see a change to property ownership or use in the foreseeable near future. Mr. Armstrong asked

for clarification regarding the driveway and utility concerns to the property. Mr. Dissell and Commission members reviewed concerns. Mr. Armstrong stated he has letter from Alliant Energy stating only electric service is available on the property and rural water is available. Mr. Gast stated staff would need those documents as part of their file.

Mr. Gast asked if staff had received any public comments regarding application. Staff stated they had not received any comments from the public.

PUBLIC COMMENTS:

Rosemary Watchorn

Ms. Rosemary Watchorn questioned whether the rest of Mr. Armstrong's property was being considered for subdivision as well. Mr. Gast stated only the one four acre parcel is being considered. Ms. Watchorn questioned whether there is minimum lot size requirements in this type of zoning. Mr. Dissell gave an overview of regulations regarding commercial and industrial minimum lot size requirements. Mr. Gast questioned if there are building coverage and open space regulations. Mr. Dissell stated there are such regulations, but only in larger subdivisions such as ten lots or larger. Mr. Dissell reviewed the site map again showing the agri-business area.

COMMISSION COMMENTS:

MOTION: The Story County Planning and Zoning Commission recommends conditional approval of the Subdivision Plat, as put forth in case SUB01-12, to the Story County Board of Supervisors, and directs staff to request the Subdivision Plat be placed on the Board of Supervisors' agenda once all applicable conditions have been satisfied. Conditions being that applicant must supply staff with a letter from Alliant Energy and Central Iowa Rural Water stating said companies' service proposed subdivision property and secondly applicant must have surrounding property owners be named on plat map.

Motion: Merfeld

Second: Weigel

Voting Aye: Miller, Weigel, Merfeld, Gast

Voting Nay: None

Not Voting: None

Absent: Vegge, Couser, Struthers

NEW BUSINESS:

- 1) **ORD01-12:** Story County Land Development Regulations Review; 35 Acre Minimum
Nature of Request: Review proposed amendments to the Story County Land Development Regulations.
Applicant: Story County
Staff: Leanne Harter
-

Motion to table New Business item No. 2. (MCU)

Motion: Merfeld

Second: Weigel

OTHER BUSINESS:

Long Range Planning

Mr. Dissell gave an update of the CPAT report and progress.

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

None

COMMISSION COMMENTS:

None

STAFF COMMENTS:

Ms. Kristin Cook stated the new Story County website should be going live sometime within the next month. Ms. Cook stated there will be changes as to how the public, Commission and Board Members will be able to access information and meeting materials. Ms. Cook stated that staff will give directions on how to do such during an upcoming meeting and will have the Commission Members transition slowly.

ADJOURNMENT: 5:52 p.m.

Approval of Minutes

Title and Date