



**STORY COUNTY
PLANNING AND DEVELOPMENT
STORY COUNTY ADMINISTRATION
900 6TH 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

DATE: December 20, 2017	Steve McGill	2017
	Lynn Scarlett	2018
CALL TO ORDER: 4:01 PM	*Karen Youngberg	2019
PLACE: Public Meeting Room	Randy Brekke	2019
Administration Building	*Steve Bruns	2021
	*Absent	

PUBLIC PRESENT: Ryan Newstrom, Elliot Thompson, Holly Nissen, Steven Nissen, Doug Moore, Margaret Jaynes, Sonja Newstrom

STAFF PRESENT: Jerry Moore, Director; Amelia Schoeneman, Stephanie Jones, Recording Secretary

ROLL CALL: McGill, Scarlett, Brekke

ABSENT: Youngberg, Bruns

APPROVAL OF AGENDA (MCU)

APPROVAL OF SEPTEMBER 20, 2017 MINUTES Motion Carried Unanimously (MCU)

PUBLIC COMMENTS: None

HEARINGS:

CUP02-08.3 AYA RANCH LC

Amelia Schoeneman presented the staff report and stated that the request is for a minor modification to a conditional use permit to allow Alluvial Brewing Company, 3715 W 190th Street, Ames, Iowa, to expand its operations. The brewing equipment is proposed to be moved from the existing brewery to an existing accessory structure located to the north, which is currently used for storage of agricultural equipment. A new commercial kitchen is also proposed

for the accessory structure where the brewing equipment is proposed to be moved. The kitchen would be used to prepare food for Cornbred, a food truck that is proposed to serve on-site exclusively at Alluvial. Alluvial Brewing Company was previously permitted through a conditional use permit (CUP02-08.2) for a Retail and Novelty Farm. In January of 2017, the definition of retail and novelty farms was amended, supplemental standards were added, and the conditional use permit is now referred to as agritourism. Both uses are proposing additional investments in agriculture on the site to meet the new standards. Staff recommends the approval of the request, with conditions.

Ryan Newstrom presented a written narrative and provided copies to the Board of Adjustment and Planning staff. Mr. Newstrom stated that he feels the proposals meet the new standards of approval and presented evidence that he felt had been left out of the staff report, which is relevant to the discussion. Mr. Newstrom stated that he feels staff only included one parcel in its analysis, where the brewery is located, however he felt that the entire conditional use permit area should be included in consideration of this request that includes the Prairie Moon Winery. Mr. McGill stated that he questions whether the zoning is correct for the property. Mr. Newstrom stated that Cornbred would not be at this location without the brewery and winery being there. Mr. McGill asked if there would be an exclusive agreement with the property owners and Mr. Newstrom stated that, yes there would be an agreement in place. Mr. Newstrom stated that he would like conditions 6-10 recommended by Planning staff to be removed.

Hollie Nissen spoke on behalf of herself and her husband, Steven Nissen, owners of the property. Mrs. Nissen gave an overview of how the winery was started and shared improvements that had been made over the years to enhance the neighborhood. Ms. Nissen gave an overview of the original CUP and spoke about the decline in commercial vineyards, which is why in 2010, changes began and craft beer was added as a supplement to the business. Ms. Nissen stated that pizza is sold on site and vegetables are grown on site to be used on the pizzas. Ms. Nissen stated that customers want food available, and that Cornbred can meet this demand.

Elliot Thompson, owner of Alluvial Brewing Company, spoke about the fruit and vegetable production at the on-site farm being extremely challenging, in terms of the Community Supported Agriculture and having excess product and being unprofitable so the brewery was added. Mr. Thompson stated that customers always ask about food and sales decline from 6:00-8:00 pm while people leave to go into town to eat. Mr. Thompson feels that Cornbred being on site would be of great benefit to the brewery. Mr. Thompson feels that requiring Cornbred to adhere to such strict conditions right away is not reasonable for a new business just starting out.

Doug Moore spoke and stated that he lives near Alluvial and that he is in favor of the addition of the food truck. Mr. Moore stated that noise is never an issue in the area. Mr. Moore stated that many customers are coming in from other counties.

Mr. Moore stated that staff is not recommending denial and that a lot of time has been spent on this case to come up with the recommended conditions. Mr. Moore stated that the focus is on growing and livestock productions and for the agritourism aspect its meant to provide assistance to the growing and/or livestock production. Mr. Moore stated that in the beginning, based on the information that was submitted staff considered if a rezoning request would be more appropriate, but because the Ames Urban Fringe Plan is involved, it would require a text amendment before a rezoning request could be considered. Planning staff, Mr. Thompson, Mr.

Newstrom and the Ames Planning and Housing staff met to discuss a possible text amendment involving the property. Mr. Brekke asked if there is currently livestock on the property. Ms. Schoeneman stated that there were sheep this summer. Mr. Brekke asked about the current kitchen and Ms. Schoeneman stated that it is a prep kitchen. Ms. Schoeneman stated that the question the board must consider with the new standards for agritourism is at what point the food truck becomes accessory to agricultural production. McGill stated that that he feels the draw of the crowd is for the brewery and winery, not the food truck.

Mr. Newstrom asked if he could speak again about the definition of agritourism and how the setting is indispensable to what Cornbred is trying to do.

Ms. Schoeneman stated that the setting was considered, but when it comes to the food truck, it is mobile and could set up elsewhere.

Ms. Scarlett asked the applicants their thoughts about if the conditions were adjusted to the 1st year using a certain percent and each year increasing until 100% is reached. Mr. Newstrom stated that it is not known if enough products can be grown on site at this time for the food truck to operate, so this is the reason why they are asking for two years to see where things go and revisit the situation at that time.

Mr. Moore asked the staff about the food truck being parked on the property. Jerry Moore stated that the truck being there currently is not permitted.

Mrs. Nissen stated that the food truck has filled the void with the lack of food in the area. Mrs. Nissen stated that many of the neighbors come to the food truck to get food and take it back home, and that she has only heard positive comments about the food truck being on site.

Mr. McGill asked that if this is approved, if the case could be reviewed after 6 months and amend the CUP at that time. Mr. McGill stated that he feels this is a good business and can understand the point of the food supplementing the business. He feels the agritourism definition interpretation is an issue. Mr. McGill felt if 6 months was given for the food truck to get off the ground and see which direction the business is headed in that time then it could be reviewed again.

Mr. Newstrom spoke again and asked for clarification about the conditions being spoken about and he stated that the staff conditions only allow Cornbred to be a part time operation on site. Mr. Newstrom stated that produce could not be planted right now during the winter, so they would not be able to operate in a full-time manner. Mr. Newstrom stated that a little more time would be needed than 6 months.

Sonja Stoltze-Newstrom spoke and stated concerns about the investment with the commercial kitchen and was concerned about a review within 6 months and the board deciding at that time that the food truck could not be there. Mr. Newstrom spoke again and stated that the burden is on the applicant and that from his point of view as articulated in the amended application he does not feel that staff proved the food truck and kitchen were not meeting the burden that the county code requires.

Mr. McGill asked for a break at 6:08. McGill called the meeting back into session at 6:12.

Mrs. Nissen asked if Mr. Thompson's part of the expansion could be approved. Ms. Schoeneman stated that there are conditions for the brewery and they could reduce what they

are asking for however not add significant components to the CUP. Mrs. Nissen asked if they were to withdraw the food truck portion of the application tonight and come back next month for the Cornbred aspect. Mr. McGill stated that he felt that would work. Ms. Schoeneman stated that alternatively it could be tabled and the applicant could reapply. Mr. McGill proposed that it be tabled until next month for staff to continue to work with the applicant to try to come up with how the CUP request can meet the County's new requirements. Mr. Thompson stated that he would like the entire application to be tabled and come back next month.

MOTION: Table CUP02-08.3 until next month.

Motion: Brekke

Second: Scarlett

Voting Aye: Brekke, Scarlett, McGill

Voting Nay: None

Not Voting: None

Absent: Youngberg, Bruns

OTHER BUSINESS: None

BOARD/STAFF COMMENTS:

Staff: Mr. Moore gave an update about the Vince Variance from the last meeting and stated that the application had been withdrawn. Mr. Moore gave an end of the year activity departmental update.

Board: Ms. Scarlett asked if there had been a follow up done at Center Grove. Mr. Moore stated that a traffic study had been completed and there were some suggestions made by their engineer including cutting the tall weeds and illuminating the intersection, but there are concerns with the DOT, but it is still being explored as an option. McGill asked if the number on the Board of Adjustment is set by statute. Mr. McGill wondered if having 7 members would be better since there are always members absent. Mr. Moore stated that 5 Board of Adjustment members is in the ordinance.

ADJOURNMENT: 6:29PM



Approval of Minutes

Chairman 1-17-2018

Title and Date