

**STORY COUNTY
PLANNING AND ZONING**
STORY COUNTY ADMINISTRATION
900 6TH STREET
NEVADA, IOWA 50201-2087



"Commitment, Vision, Balance"

**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

DATE: January 3, 2018	Aaron Steele, Chair	2018
	Jerry Cable, Vice Chair	2019
CALL TO ORDER: 4:00 PM	Kathy Mens	2022
	Linda Murken	2020
PLACE: Public Meeting Room	Marvin Smith	2018
Administration Building	PJ McBride	2021
	Jonathan Sherwood	2020

ADJOURNMENT: 7:02 PM

STAFF PRESENT: Jerry Moore, Director; Emily Zandt, Planner, Amelia Schoeneman, Planner and Recording Secretary

PUBLIC PRESENT: Gina Perkins, Brad Perkins, Randy Collings, Arne Nelson, Matt Garwood, Scott Renaud, Kurt Friedrich

APPROVAL OF AGENDA (MCU)

APPROVAL OF MINUTES (MCU)

December 6, 2017

PUBLIC COMMENTS:

None

PUBLIC HEARING ITEMS:

REZ03-17 AND SUB01-17 CAMERON ESTATES THIRD ADDITION

Jerry Moore presented the staff report on the proposed rezoning from the A-1 Agricultural District to the A-R Agricultural Residential District and Minor Subdivision Plat to divide an existing 9.75 acre parcel into two lots for single family dwellings. Three outlots are also proposed. The commission asked several questions about the location, access to, and function of the subdivision and Home Owners Association.

The applicant, Kurt Friedrich, spoke about the original proposal of five lots versus the current request, which only includes two development lots and several additional outlots for natural areas and stormwater detention. The two proposed development lots will take access of an existing roadway in the subdivision through a shared access easement. Ms. McBride asked for clarification on the issues related to the design of the shared access easement. Friedrich said that their request is for a 100 foot-long access easement. Planning and Development Director Jerry Moore interprets the Story County Land Development Regulations to limit shared access easements to 50 feet in width.

Ms. Murken asked the applicant about improvements to stormwater runoff and if runoff into Squaw Creek had been reduced. The applicant's engineer, Scott Renaud, stated that the velocity had been reduced.

Further questions were asked of staff on the access easement design. Mr. Moore noted that an alternative compliance request would need to be made by the applicant and heard by the Planning and Zoning Commission at another meeting.

MOTION: The Story County Planning and Zoning Commission recommends approval of the Zoning amendment to the Story County Board of Supervisors, as submitted and requested by the applicant as put forth in case REZ03-17.

**Motion: Sherwood
Second: Cable
MCU**

MOTION: The Story County Planning and Zoning Commission recommends approval of the Minor Subdivision Plat – Cameron Estates Third Addition, with the condition that all items from the Planning and Development Department December 22, 2017 review letter are addressed by the applicant prior to action on the subdivision plat by the Board of Supervisors, to the Story County Board of Supervisors, as put forth in case SUB01-17.

**Motion: Cable
Second: McBride
MCU**

ORD01-17 PERKINS TEXT AMENDMENT

Emily Zandt presented the staff report on the applicant-proposed text amendment to amend Chapter 90.10 Supplemental Standards for Conditional Uses (1) Commercial Campgrounds and Travel Trailer Parks, adding a new paragraph to permit permanent cabins. The commission asked several questions on if the amendment included limits on the square footage or length of stay. The commission also asked for clarification on the conditional use permit process the amendment was proposed to amend. Mr. Smith indicated he was concerned about the potential for the cabins to be used as full time residences in the future. Cable indicated concern over the County and other government bodies being able to construct cabins under the current ordinance, but private property owners being limited to temporary, portable structures.

The applicant, Brad Perkins, spoke about his proposal and plans. The applicant compared the impact of 20 cabins to 110 camping or RV sites, which he felt would be the alternative he could pursue under the current ordinance. He indicated that he would be open to amending his proposal to include a limit on length of stay or the density of cabins.

Doug McCay, the property owner, spoke and noted that there were no contracts to buy the property and that he consulted the County Attorney to ensure multiple conditional use permits could be issued for one site.

MOTION: The Story County Planning and Zoning Commission defers recommendation on the Code of Ordinance Text Amendment, as put forth in case ORD01-17, and requests the applicant and/or staff to further review and/or modify the application, and directs staff to place this item on the February 7, 2018 Planning and Zoning Commission Agenda.

The commission indicated they would be open to hearing a proposal that included more detailed restrictions including limits on density and length of stay.

Motion: Cable

**Second: Murken
MCU**

Steele asked for a recess at 6:09pm and reconvened the commission at 6:13pm.

CUP11-17 RPM ACCESS METEOROLOGICAL (MET) TOWER

Emily Zandt presented the staff report on the requested conditional use permit for a new temporary MET Tower, a component of a Commercial Wind Energy Conversion System (C-WECS) that collects wind data to determine the feasibility of a C-WECS in the area. The proposed tower is a monopole with guyed wires and is approximately 199 feet in height. No signage or lighting is proposed for the tower as it is temporary and the Federal Aviation Administration (FAA) does not regulate lighting on towers less than 200 feet in height. Ms. Murken asked about the setbacks required and how they differed from those required of a communications tower.

The applicant did not provide any comments.

Randy Collings spoke about his concern over low-flying planes used in the area to inspect pipelines given that lighting was not required for towers under 200 feet in height.

Staff indicated that they would contact Story County Emergency Management, the Ames Municipal Airport, and the Magellan and Kock Pipeline companies about the proposed temporary tower.

Steele confirmed that the other recently heard MET tower was permitted through a CUP for a C-WECS and not a communications tower.

MOTION: The Story County Planning and Zoning Commission recommends approval of the Conditional Use Permit for the Meteorological Tower as put forth in case CUP11-17 to the Story County Board of Adjustment, and directs staff to place the case on the Board of Adjustment agenda, with the conditions that:

- 1. The Meteorological tower and all equipment must be removed on or before November 20, 2019. An extension of this time frame will require a modification to the conditional use permit.**
- 2. A 911 address will be required to be issued at the access for the MET tower.**
- 3. A decommissioning plan and financial security must be submitted to Story County Development Staff prior to the issuance of the zoning permit for the MET tower.**

**Motion: Smith
Second: Cable
MCU**

ADDITIONAL ITEMS:

Jerry Moore provided a presentation and training on the Ames Urban Fringe Plan.

COMMENTS:

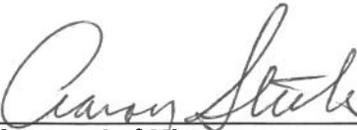
STAFF: Moore provided a copy of the 2018 Planning and Development Department Work Program. An item was added to identify and determine if subdivision roads including private drives in unincorporated Story County have been dedicated to the public and report on the history, purpose, and current signage on these roads.

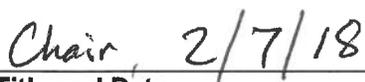
COMMISSION: New commission member Kathy Mens introduced herself.

Smith provided clarification on how it was not appropriate to discuss cases outside of meetings with the

public or applicant, but that the commission could ask staff questions.

ADJOURNMENT: 7:02 PM


Approval of Minutes


Title and Date