

STORY COUNTY PLANNING AND ZONING

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



"Commitment, Vision, Balance"

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DRAFT MINUTES STORY COUNTY PLANNING AND ZONING COMMISSION

DATE: April 2, 2012	Daryle Vegge, Chair	2013
	Nancy Couser	2015
	Steven Gast	2013
CALL TO ORDER: 5:30 p.m.	Nick Merfeld	2012
PLACE: Public Meeting Room	David Struthers	2012
Administration Building	David Weigel	2015
	Nancy Miller	2016
	*Absent	

ADJOURNMENT: 6:42 p.m.

OTHER PEOPLE PRESENT:

STAFF PRESENT: Leanne Harter, Director; Ryan Newstrom, Planner; Kristin Cook, Recording Secretary

Roll Call: Present: Vegge, Gast, Merfeld, Struthers, Weigel, Couser, Miller
Absent: None

APPROVAL OF AGENDA (MCU)

Motion: Gast
Second: Struthers

APPROVAL OF MINUTES (MCU) - March 5, 2012

Motion: Gast
Second: Weigel

PUBLIC COMMENTS: Opened 5:31 p.m. - Closed 5:31 p.m.
None.

OLD BUSINESS:

None.

NEW BUSINESS:

Removed from Table
Motion: Gast

Second: Merfeld

- 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
-

STAFF PRESENTATION:

Ms. Leanne Harter gave an overview of the current Land Development Regulations regarding the 35-acre minimum. Ms. Harter reviewed some county citizen concerns regarding the current regulations. Ms. Harter also gave an overview of the Local Foods Initiative and how such initiative will tie in and benefit with the Land Development Regulations.

Ms. Harter reviewed the proposed changes and exceptions to the Story County Land Development Regulations. Ms. Harter stated that she has shared the proposed changes with the City of Ames and has yet to receive comments. Ms. Harter also reviewed the required submittal requirements for developments in such areas.

PUBLIC COMMENTS:

None.

COMMISSION COMMENTS:

Mr. Dave Struthers asked if a land owner could sell six acres and build two homes. Ms. Harter reviewed the Story County farmstead exceptions.

Mr. Steven Gast asked staff as to what their recommendation would be to various scenarios regarding splitting of parcel if the proposed changes were to be approved. Ms. Harter reviewed various options such as a plat of survey, variance, rezoning, and subdivision.

Ms. Harter reviewed other Iowa counties regulations. Ms. Harter stated such change could apply to potentially 1,100 parcels and would expect ½ dozen applications annually. Ms. Harter stated that if the proposed changes don't work out as intended, then staff would reevaluate and bring the topic back to discussion with the PZC and BOS.

Ms. Harter stated she compiled information from CoZo and survey results. Ms. Harter stated that many counties struggle with these types of regulations. Ms. Harter stated that staff did not receive a large response to the survey, but staff did follow up with the survey comments that were submitted.

Mr. Vegge asked for more clarification regarding requirements. Ms. Harter reviewed the process of splitting land.

Mr. Vegge asked for staff expectation. Ms. Harter stated that by the end of the year staff would expect to have more code enforcement compliance.

Mr. David Weigel asked if this was the only option short of abolishing the current regulations. Ms. Harter concurred.

Mr. Gast questioned whether an unbuildable parcel could be split. Ms. Harter stated that an outlot could be created and defined such as being a non-buildable lot. Ms. Harter read the current regulations regarding outlots and a possible changes.

Ms. Nancy Couser asked how many single parcels there are currently in the county with two homes. Ms. Harter stated there are about fifty current parcels with two single family dwellings. Ms. Harter stated these changes will create an easy way for non-conforming parcels come into conformance.

Commission Members discussed concerns and possible changes.

Ms. Nancy Miller asked for clarification of the subdivision process. Ms. Harter and Mr. Gast reviewed the process regarding a residential subdivision.

MOTION: The Story County Planning and Zoning Commission recommends conditional approval of the proposed ordinance amendment, as put forth in case ORD01-12, to the Story County Board of Supervisors, and directs staff to request the matter be scheduled following Ordinance No. 1 for First Consideration by the Board of Supervisors once all applicable conditions have been satisfied. Conditions: Amend proposed section 6.60 to replace “lots” with “development lots” in subsections A.1 and A.2 and replace “parcels” with “development lots” in subsection A.6. Remove proposed subsection B in section 17.20: Issuance of Permits.

Motion: Struthers

Second: Gast

Voting Aye: Miller, Weigel, Struthers, Merfeld, Gast, Vegge

Voting Nay: Couser

Not Voting: None

Absent: None

OTHER BUSINESS:

Long Range Planning

Mr. Ryan Newstrom gave an overview of the new Story County website.

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

Ms. Harter reviewed a handout regarding the Local Food Project and the current support staff is receiving from outside sources.

COMMISSION COMMENTS:

Mr. Gast commented that he has seen no progression regarding the CPAT Report recommendations from the BOS in regards to economic development. Ms. Harter stated the BOS has met with outlying communities, but is unsure of specific discussions. Ms. Harter also stated that staff has had little discussion regarding any possible changes. Ms. Miller also stated she would like a status update regarding the CPAT Report and what progress has been made since.

STAFF COMMENTS:

None

ADJOURNMENT: 6:42 p.m.

Approval of Minutes

Title and Date