

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 BOARD OF ADJUSTMENT

DATE: November 2, 2011	David Miller, Chair	2011
	Steven Larsen, Vice Chair	2011
CALL TO ORDER: 6:01 p.m.	Victoria Feilmeyer	2014
PLACE: Public Meeting Room	Stephen McGill	2013
Administration Building	Lynn Scarlett	2013
ADJOURNMENT: 6:47 p.m.	(*) Absent	

OTHER PEOPLE PRESENT: Nicholaus Coffelt

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

APPROVAL OF AGENDA

APPROVAL OF MINUTES
August 3, 2011 – Approved

PUBLIC COMMENTS: Opened 6:03 p.m. – Closed 6:03 p.m.
None.

OLD BUSINESS:
None.

NEW BUSINESS:
1) **Adopt 2012 Calendar**
Staff Project Manager: Leanne Harter

BOARD COMMENTS:

MOTION: Move to adopt the 2012 Calendar as presented to the Story County Board of Adjustment.

VOTE: *Feilmeyer/McGill (5-0)*

Motion: Feilmeyer
Second: McGill
Voting Aye: Scarlett, Feilmeyer, McGill, Larsen, Miller
Voting Nay: None
Not Voting: None
Absent: None

NEW BUSINESS:

2) **VAR01-11: Coffelt Variance Request**

Nature of Request: The request is for a variance to the front setback requirement of an accessory structure per Section 4.20 Table 4-2 of the *Story County Land Development Regulations* for property located in the A-1, Agricultural Zoning District, in Section 24 of Collins Township.

Parcel Number: 16-24-100-205

Staff Project Manager: Charlie Dissell

STAFF PRESENTATION:

Mr. Charlie Dissell presented the Staff Report via slide presentation.

Mr. Dissell presented a vicinity map, topographical map, and site map that demonstrate location of the proposed structure.

Mr. Dissell summarized the Findings of Fact, highlighting the application requested a variance to the "flag" yard setback requirements of Table 4-2 (Bulk Requirements-A-1 District) of the *Story County Land Development Regulations*, to allow for a new accessory structure as close as 12 feet to the flag lot line (20 feet required).

Mr. Dissell also described the Legal Principles as included in the presentation and staff report.

Mr. Dissell presented the dates in which public notification occurred as well as interagency review.

Mr. Dissell presented the alternatives as outlined in the staff report.

Mr. David Miller asked Mr. Dissell to clarify irregularly shaped or flag lots. Mr. Dissell gave a more detailed description of a flag lot. Mr. Miller asked how many flag areas are on this parcel of land. Mr. Dissell referred to the staff report and maps to clarify.

Mr. Steve McGill asked for clarification regarding flag yard setback requirements. Mr. Dissell stated the flag yard setback requirement is 20' and the applicant is asking for a 12' setback.

APPLICANT COMMENTS:

Nicholaus Coffelt, property owner

Mr. Nicholaus Coffelt explained three of the four structures that show on the 2008 aerial photos had been demolished by a storm. Mr. Coffelt stated he is asking for a variance to the front yard flag setback to have the option of a possible future expansion to the East of the proposed structure.

Mr. McGill asked for clarification on the structure location. Mr. Coffelt complied.

Mr. Steve Larsen asked for clarification of the type of structure and where the doors would be located. Mr. Coffelt explained all entrances to the proposed structure would be to the North and the style of the building would be a Morton Building.

PUBLIC COMMENTS:

None.

BOARD COMMENTS:

The Board discussed the proposed variance.

MOTION: Move to adopt the Findings of Fact in the Staff Report prepared for and presented to the Story County Board of Adjustment.

VOTE: McGill/Larsen (5-0)

Motion: McGill
Second: Larsen
Voting Aye: Scarlett, Feilmeyer, McGill, Larsen, Miller
Voting Nay: None
Not Voting: None
Absent: None

MOTION: Move to adopt the Decision regarding the Legal Principles as outlined in the Staff Report, prepared for and presented to the Story County Board of Adjustment except item 1A and item three.

VOTE: McGill/Larsen(5-0)

Motion: McGill
Second: Larsen
Voting Aye: Feilmeyer, McGill, Larsen, Miller, Scarlett
Voting Nay: None
Not Voting: None
Absent: None

MOTION: Move to approve the request as proposed by the applicant in Case No. VAR01-11, as discussed by the Board of Adjustment and in the Staff Report prepared for and presented to the Story County Board of Adjustment finding that all applicable Legal Principles have been satisfied.

VOTE: Larsen/Feilmeyer (5-0)

Motion: Larsen
Second: Feilmeyer
Voting Aye: McGill, Larsen, Miller, Scarlett, Feilmeyer
Voting Nay: None
Not Voting: None
Absent: None

OTHER BUSINESS:

None

BOARD COMMENTS:

None

STAFF COMMENTS:

None

ADJOURNMENT: 6:47 p.m.

Approval of Minutes

Title and Date