

**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: February 7, 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: 6:10 PM

STAFF PRESENT: Jerry Moore, Director; Emily Zandt, Planner; Stephanie Jones, Recording Secretary

PUBLIC PRESENT: Jack Burkhalter, Bob Finch, Greg Ervanian, Mike Stott, John Moore, Russ Acton, Anna Acton, Cole Perkins, Henry Souhrada, Jacob Souhrada, Chase Perkins, Susan Souhrada, Gina Perkins, Mary Echlering, Deb Schildroth, Mark Harrison, Rosa Keeny, Laurie Willson, Shelli Bryne, Jennifer Olsen, Eric Souhrada, Sharon & Terry Klinger, Nathan & Cynthia Keeny, Anna Keeny

APPROVAL OF AGENDA

Steele asked for the Raspberry Hill item to be moved before the Perkins Text Amendment item due the number of public members present for the Raspberry Hill item.

MOTION Approval of Agenda with moving CUP09-17 Raspberry Hill Resort Bed and Breakfast before ORD01-17 Perkins Code of Ordinance Text Amendment.

Motion: McBride

Second: Cable

MCU

APPROVAL OF MINUTES (MCU)

January 3, 2018

PUBLIC COMMENTS:

None

ADDITIONAL ITEMS:

2018 County Outreach and Special Projects Work Program

Leanne Harter summarized her 2018 Work Program and highlighted items that she is working on with Planning and Development Staff.

PUBLIC HEARING ITEMS:

the west side of the property.

Anna Ackton stated that she is an event planner and would be contracted by Mr. Perkins. Ms. Ackton stated that this venue would be very popular for weddings and would give her a great opportunity to grow her business. Ms. Ackton stated that she agreed that the 150-guest limit restriction should be lifted.

Shelli Bryne spoke and stated that it is very difficult to find venues without reserving 1-1/2 - 2 years in advance and felt that there is a need to this type of venue in the area. Ms. Bryne spoke about the Perkins family values.

Jennifer Olsen stated that Mr. Perkins is her brother and spoke about his strong family values. Ms. Olsen stated that she has worked for corporate businesses in the past and there was always difficulty to find places to hold events such as Christmas parties and meetings. Ms. Olson also stated that she felt this proposal would be a good venue location for parents to hold birthday parties for young children.

Laurie Willson spoke and about the Perkins family being dedicated to public service.

John Moore stated that he is the neighbor to the east and that the Perkins' have been very transparent and easy to deal with. Mr. Moore stated that he does not feel that extra traffic would be that bad as long as the dust is controlled and that he is in favor of this proposed CUP.

Mr. Perkins spoke again and pointed out that in regards to concerns with noise and traffic, the property is only 3/4 of a mile from a major intersection and within view of Perfect Games. The area is not remote making the property a good location for this proposed business in his opinion and he would like to use this property at the current zoning to the full extent possible.

Cable asked how staff came up with limiting the venue to only 150 guests. Zandt said it relates to the maximum 75 parking spaces and two people per vehicle. Cable asked if the county sets the maximum number of employees, an employer could have. Moore stated the number of employees is restricted with bed and breakfast uses. Steele asked for further clarification about the number of contractors versus the number of employees. Steele stated that residential development would increase traffic much more than this proposed CUP. Steele asked if there is advice from the county attorney about the pending YSS case. Moore stated that the County Attorney's office representative stated that the County not prohibit the applicant from submitting this proposed CUP and if the CUP was approved it would come down to the property owner deciding which CUP and/or buyer to go with. Steele stated that he would rather see an annual review be required than to restrict the number of people allowed. McBride stated that she is concerned about the 150 people restriction for the first year because it could restrict a new business and stated that she would be in favor of an annual review. Mens stated that she agrees that it would not be good to limit the number of people allowed during the first year.

MOTION The Story County Planning and Zoning Commission recommends approval of the Conditional Use Permit for the Raspberry Hill Bed and Breakfast and Event Venue as put forth in case CUP09-17 with the removal of the condition to limit the number of guests during the first year to 150, and directs staff to place the case on the Board of Adjustment agenda for their February 21, 2018 meeting with the following conditions:

- 1. All parking stall areas shall be clearly marked in order to meet the Story County Land Development Regulations Section 88.08 that all parking spaces and circulation routes are well defined and clearly marked.**
- 2. The applicant shall provide dust control on 240th Street adjacent to existing and future dwellings if daily traffic counts to and from the subject property exceed 150 vehicles per day. At any time, the Planning and Development Department may request the applicant to hire an engineer to study the traffic counts on 240th Street to and from the subject property.**

campgrounds so it does not conflict with any plans that the county has for cabins.

MOTION The Story County Planning and Zoning Commission recommends approval of the Code of Ordinance Text Amendment, as put forth in case ORD01-17, to the Story County Board of Supervisors.

Motion: McBride

Second: Mens

Voting Aye: Steele, Mens, McBride, Cable

Voting Nay: None

Absent: Murken, Smith, Sherwood

Vote: (4-0)

COMMENTS:

STAFF: Moore shared that ISU Extension has commission training available for new members. Moore updated the commission about items that may be on the March agenda including Country Living Mobile Home Park, Alluvial text amendment to allow distribution, work plan items for AUFPP review, storm water drainage, debris management, and transportation impact analysis ordinance.

COMMISSION: None

ADJOURNMENT: 6:10 PM



Approval of Minutes

Chair, 3/7/18

Title and Date