

STORY COUNTY PLANNING AND ZONING

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



"Commitment, Vision, Balance"

515-382-7245

DRAFT MINUTES STORY COUNTY BOARD OF ADJUSTMENT

DATE: April 4, 2012

David Miller, Chair	2015
Stephen McGill, Vice Chair	2012
Victoria Feilmeyer	2014
*Lynn Scarlett	2013
Vacant	2016
(*) Absent	

CALL TO ORDER: 6:18 p.m.

PLACE: Public Meeting Room
Administration Building

ADJOURNMENT: 6:38 p.m.

OTHER PEOPLE PRESENT:

Michael Brasche; Eldon Boswell

STAFF PRESENT:

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

APPROVAL OF AGENDA (MCU)

APPROVAL OF MINUTES

December 7, 2011 - Approved (MCU)

PUBLIC COMMENTS: Opened 6:19 p.m. - Closed 6:19 p.m.

None

OLD BUSINESS:

None

NEW BUSINESS:

1) **VAR01-12: Brasche Variance Request**

Nature of Request: The request is for a Variance to the Minimum Lot Size Requirements 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 12 of Richland Township.

Parcel Number: 07-12-400-220

Staff Project Manager: Charlie Dissell

STAFF PRESENTATION:

Mr. Charlie Dissell presented the proposed variance request and staff report via slide presentation. Mr.

Dissell stated that a LESA report had been previously completed and said property did not meet the required regulations for development of a single family dwelling at that time.

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 reviewed the history as well as current use of said parcel. Mr. Dissell presented a vicinity map, topographical map, floodplain map and site map that demonstrate the proposed variance.

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

Mr. David Miller questioned whether any other portion of the parcel is viable for the proposed development. Mr. Dissell replied no other portion of said parcel is viable for the proposed development.

Mr. Dissell reviewed one complaint submitted by a surrounding property owner.

APPLICANT COMMENTS:

Mr. Michael Brasche stated that staff was very thorough with the overview of the property and proposed development and had nothing to add further.

PUBLIC COMMENTS:

None

BOARD COMMENTS:

None

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/Feilmeyer (3-0)

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

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.

VOTE: McGill/Feilmeyer (3-0)

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

MOTION: Move to approve the request as proposed by the applicant in Case No. VAR01-12, 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: *McGill/Feilmeyer (3-0)*

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

OTHER BUSINESS:

None

BOARD COMMENTS:

Mr. McGill asked whether anyone had been contacted to fill the vacant Board of Adjustment seat. Ms. Leanne Harter stated she would follow up with the Board of Supervisors and report back.

STAFF COMMENTS:

Ms. Harter gave staff and departmental updates.

ADJOURNMENT: 6:38 p.m.

Approval of Minutes

Title and Date