

**STORY COUNTY  
PLANNING AND ZONING  
STORY COUNTY ADMINISTRATION  
900 6<sup>TH</sup> 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](http://WWW.STORYCOUNTYIOWA.GOV)**

<b>DATE:</b> April 4, 2018	Aaron Steele, Chair	2018
	Jerry Cable, Vice Chair (Arrived at 4:05)	2019
<b>CALL TO ORDER:</b> 4:03 PM	Kathy Mens	2022
	Linda Murken	2020
<b>PLACE:</b> Public Meeting Room	Marvin Smith	2018
Administration Building	PJ McBride	2021
	Jonathan Sherwood	2020

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

**PUBLIC PRESENT:** Steven Gast, Joelyn Gast, Kris Lager, Marielyn Reistorf, Pat Peakin, Teri Gallahan, Elliot Thompson, Brett McLain, Jeff Theis, Craig Kalinay

---

**APPROVAL OF AGENDA (MCU)**

---

**APPROVAL OF MINUTES WITH THE MODIFICATION OF LAURIS OLSON BEING ADDED AS PRESENT (MCU)**  
March 7, 2018

---

**PUBLIC COMMENTS:**  
None

---

**ADDITIONAL ITEMS:**

Jerry Moore began by stating that he would be leaving for an Ames Urban Fringe Plan meeting at 6:00 this evening. Moore also gave an update on the Perkins Bed and Breakfast appeal and stated that he would keep the commission updated.

**Ames Urban Fringe Plan Review of North Plan Area**

Moore stated that as part of its 2017 work program, the Story County Planning and Development Department was assigned to work with the City of Ames and the City of Gilbert to review the Ames Urban Fringe Plan (AUFPP) and the Land Use Framework Map. The Land Use Framework Map identifies the location of the AUFPP designations to guide the review of land use, zoning, subdivision and other regulations. Specifically, the department was to consider potential changes to the Land Use Framework Map in the area north of Ames' corporate limits and south of Gilbert's corporate limits and opportunities for new residential and other development. Moore stated that the City of Ames is currently developing a new comprehensive plan and may consider changes to the AUFPP in the area north of the City as part of

this process over the next several years. According to Ames Planning and Housing staff, any supported changes identified in the designations would remain unresolved until the City's comprehensive plan is completed. The City of Gilbert is also currently going through a Comprehensive Plan update. According to Gilbert City staff, the City supports slow growth to align with the school district's growth plans. Moore presented the recommendations for discussion about future opportunities for growth.

Much discussion took place. Smith commented on the number of names Hyde/Grant/530<sup>th</sup>/Gretten has and asked if this could be looked into further for not so many names to be used for addressing purposes. McBride asked who assigns addresses and Moore stated that there is a unified 911 addressing system used by the county and cities. Murken asked for clarification of what is being requested by staff and stated that she is concerned about the map and feels that it does not give clear detail of the area involved. Moore stated that the recommendations are being asked to be supported. Murken stated that she has a hard time supporting the idea without a map that shows the details of each proposed area. Steele asked if there could be definition made as to the item in front of the commission in that it is not a plan. Moore stated that it is for review purposes and all items will be discussed in more detail in the future if any changes will be made. Right now, it is only a starting point for discussion with the other entities. Steele clarified that the commission is not being locked into support in the future. Murken asked about annexations. Moore stated that development proposals would be directed to the respective city, which is the primary entity. Steele stated that these recommendations are general principals to open up discussion about possible future development changes as identified in the specific opportunity areas. Sherwood asked about transportation systems and wondered why there is not mention about it in the recommendations. Moore stated that most of the proposed improvements identified in the County's Capital Improvement Plan and the 2040 plan relate to overlay projects and generally no new roads were identify in the north area. Smith asked if a recommendation could be added to start planning for traffic issues. Moore again referred to the 2040 plan primarily identifying projects in the incorporated area of Ames. Murken stated that her concern is currently traffic situations are looked as development takes place rather than as a whole. Murken and Smith both expressed concerns with the current vehicle levels on Grant Avenue, George Washington Carver and HWY 69. Steele suggested the Planning and Zoning Commission support the staff memo as a starting point for joint review of the Ames Urban Fringe Plan North area with additional emphasis on transportation improvements necessary to accommodate planned development comprehensively.

**MOTION: The Story County Planning and Zoning Commission supports the memo as recommended by staff as a starting point for joint review of the AUFPP as identified in the memo with the additional emphasis and need to focus on transportation improvements to accommodate planned development comprehensively.**

Discussion occurred and Murken stated that she is not comfortable supporting the staff memo because she wanted to see more detail on each of the opportunity areas, however she does like the addition of the traffic improvements. Murken fears that the wording will cause a perception that the commission approved all of the recommendations and opportunity areas in the report. Smith stated that before changes would be made in the future, specifics would come before the commission for review. Sherwood asked if this could be called a concept map. Amelia Schoeneman stated that the recommendations are items that might be in line for consideration. Moore clarified that staff would like the commission to stand behind the recommendations and that there would be public hearings for changes to the Ames Urban Fringe Plan.

**Motion: Smith**  
**Second: Cable**  
**Voting Aye: Smith, Mens, McBride, Cable, Steele, Sherwood**  
**Voting Nay: Murken**  
**Absent: None**  
**Vote: (6-1)**

---

**PUBLIC HEARING ITEMS:**

### **CUP02-18 B-17 Bomber Memorial**

Moore presented the staff report and gave an overview of the proposed Conditional Use Permit to allow a B-17 Bomber Crash Site Memorial. Moore stated that the purpose of the memorial is to communicate details about the B-17 Bomber that crashed south of the memorial on March 6, 1954. Moore stated that the memorial is a rock approximately 5' wide x 6' high with a bronze plaque and is currently located in the northwest area of the property.

Sherwood asked about the memorial already being in place. Moore stated that there was an interest in doing this project within the road right-of-way and it was concluded that since the public would be invited to this site that it would be more appropriate to be on private property. Sherwood asked if there is protection of the site for the future. Moore referred that question to the applicant.

Steve Gast gave a presentation and summarized the path that the bomber was taking when it crashed due to a winter storm. Mr. Gast stated that a commemorative rock was placed on the site with the 10 perished crewmembers listed on a plaque. Mr. Gast stated that he is asking for approval of two parking spaces at the site and a lighted flagpole that may be placed in the future. Mr. Gast stated that he is in agreement with staff conditions. Sherwood asked about protection for the site or future. Gast stated that the memorial is on private property and there will be an easement recorded before the opening ceremony. Mr. Gast stated that there is no guarantee that the memorial will be taken care of in future years, but felt that the easement would be beneficial with ensuring protection.

**MOTION: The Story County Planning and Zoning Commission recommends approval of the Conditional Use Permit as put forth in case CUP02-18 for a B-17 Bomber Crash Site Memorial and directs staff to place on the Board of Adjustment agenda with the following conditions:**

- 1. Provide a copy of the written, recorded ingress/egress easement that allows the general public to use the access and driveway to access the memorial and parking area prior to opening the memorial for general public use.**
- 2. Contact Planning and Development staff for an on-site inspection of the proposed parking area prior to opening the memorial for public use.**

**Motion: Cable**

**Second: Mens**

**Voting Aye: Mens, Steele, McBride, Sherwood, Smith, Cable, Murken**

**Voting Nay: None**

**Not Voting: None**

**Absent: None**

**Vote: (7-0)**

### **CUP03-18 One Heart Equestrian Therapy**

Emily Zandt presented the staff report and stated that this request is for a 501(c)3 non-profit organization to use the existing equestrian facility as a permanent location for its equestrian therapy human services use. Zandt provided background information on One Heart and the history of the property. Ms. Zandt stated that the general public will not be on the site nor will boarding of horses for the general public be allowed.

Cable stated that he is familiar with the program and it is a great program. Smith stated that his son has volunteered with the program in the past.

Kris Lager, Director of one Heart Equestrian Therapy, spoke and stated that equine assisted therapy is a

very beneficial program and that this location will allow a permanent home to provide full comprehensive services. Ms. Lager gave an overview of the types of services provided. Murken asked about the credentials required for this type of facility, and Lager stated her credentials and additional training that she has obtained.

**MOTION: The Story County Planning and Zoning Commission recommends approval of the conditional Use Permit for One Heart Equestrian Therapy as put forth in CASE CUP03-18 and directs staff to place the case on the Board of Adjustment agenda with the following conditions:**

- 1. All proposed onsite events shall be directly related to the mission of One Heart Equestrian Therapy.**
- 2. An application for zoning permits for all structures on site shall be submitted following purchase of the property and prior to occupancy.**

**Motion: Murken**

**Second: Sherwood**

**Voting Aye: Murken, McBride, Mens, Smith, Sherwood, Steele, Cable**

**Voting Nay: None**

**Not Voting: None**

**Absent: None**

**Vote: (7-0)**

#### **REZ01-18 Aya Ranch LC**

Amelia Schoeneman presented the staff report and gave an over view of the Story County Zoning Map Amendment Request from the A-1 Agricultural District to the A-2 Agribusiness District for a 39 net acre parcel. If the rezoning is granted, the applicant proposes to continue distributing beer from Alluvial Brewing Company (located on the subject property) off-site to several accounts in Ames and Des Moines. No significant changes in activities currently occurring are proposed. Conditional use permits for the brewery and recent expansion (CUP02-08.2 and CUP02-08.3) were approved under the provisions for agritourism. The current A-1 District and agritourism provisions do not permit off-site distribution. The A-2 District permits "storage, retail or wholesale marketing, or processing of agricultural products into a value added agricultural product." The A-2 District is also compatible with the surrounding land use and with the parcel's Land Use Designation as Agriculture and Farm Service on the Ames Urban Fringe Plan, with recommended conditions to limit the industrial uses and intensity of uses permitted in the A-2 district.

Sherwood asked for clarification of the processes for the rezoning and conditional use permit.

Schoeneman stated that the consideration tonight is a rezoning and the use of the brewery is permitted through a conditional use permit, but the distribution cannot be permitted through the CUP, so the property needs to be rezoned in order to allow distribution. Steele asked if a site plan would be required. Schoeneman stated that the buildings are existing so a site plan would not be required, but in the future, if changes were proposed a new site plan would be required at that time. Steele stated that through the conditional rezoning agreement, controls are in place so that distribution could not become the principle use and Schoeneman agreed. Sherwood asked if the property is sold if the zoning would stay with the property and Schoeneman confirmed the zoning and conditional agreement would stay with the property.

Elliot Thompson, Owner of Alluvial Brewing Company stated that he agrees with the conditions and stated that distribution is undertaken every other week and a cargo van is used. Mr. Thompson stated that in the future, the focus is on the current taproom with being able to offer more beers on tap. Mr. Thompson stated that 80-90% of sales are made in the taproom and that there are plans to add a small manual canning production so that customers can purchase product to go on-site.

**MOTION: The Story County Planning and Zoning Commission recommends conditional approval of the proposed Story County Zoning Map Amendment from the A-1 Agricultural District to the A-2 Agribusiness District as put forth in case REZ01-18 to the Story County Board of Supervisors. Recommended conditions are as follows:**

**All permitted uses in the A-2 Zoning District are allowed, except the following:**

- 1. Anhydrous ammonia storage and/or pumping facilities,**
- 2. Fertilizer and agricultural chemical and seed sales,**
- 3. Grain elevators;**
- 4. Liquid propane storage tanks (2,000 gallons or greater) with intent to distribute.**
- 5. Storage, retail or wholesale marketing, or processing of agricultural products into a value-added agricultural product uses that are not incidental to an agritourism use or on-site agricultural production, subject to the provisions for agritourism in the Story County Land Development Regulations.**

**Motion: Smith**

**Second: McBride**

**Voting Aye: Cable, Steele, Murken, McBride, Sherwood, Mens, Smith**

**Voting Nay: None**

**Not Voting: None**

**Absent: None**

**Vote: (7-0)**

**Steele called for a recess at 6:06 PM.**

**Steele called the meeting back in session at 6:14 PM.**

#### **CUP04-18 Manatts Temporary Asphalt And Concrete Plants**

Amelia Schoeneman presented the staff report and gave an overview of the request for a conditional use permit to allow a temporary asphalt plant for a hot-mix asphalt resurfacing project on Highway 17 in Boone and Hamilton Counties and a temporary concrete plant for two projects on Interstate 35, including the reconstruction of northbound lanes from approximately 280th to 260th in Story County and the construction of the I-35/Highway 30 interchange. The Iowa Department of Transportation has contracted with Manatts, Inc. on the three projects. The asphalt plant will operate from May until August of 2018. The concrete plant will operate from July until August of 2018 to complete the northbound lane reconstruction project and in October of 2018 for the interchange project. The height of the concrete plant's silo is over the 40-foot maximum permitted height in the A-1 District—the applicant will be required to submit a variance request if the height requirements are not met. Grading and installation of a gravel pad for the plants has already occurred on the site—a floodplain permit is required for this work and any future development in the floodplain, including the installation of the plants. A modification to the conditional use permit will be required for plants related to any additional projects or other uses.

Steele asked if there is a stipulation that the existing conditional use permit for the construction and demolition landfill already granted for the site has to end before the other begins and Schoeneman stated that one does not have to end before the other begins.

Craig Kalinay provided clarification that in the spring the existing material would be crushed that is on site as part of the construction and demolition landfill and used/recycled in the plants. Materials from the projects will be brought to the site to be crushed and recycled through the plants.

**MOTION: The Story County Planning and Zoning Commission recommends approval of the Conditional Use Permit for the Manatts Temporary Asphalt and Concrete Plant as put forth in case CUP04- 18, with conditions, and directs staff to place the case on the Board of Adjustment agenda.**

- 1. The variance for the 48-foot concrete silo height shall be approved prior to the concrete plant's installation and operation if the 40-foot height requirement is not met.**
- 2. The Conditional Use Permit will expire on December 31, 2018 and the plants will be required to**

be removed. If an extension of the use is requested, an application for a separate conditional use permit or modification to the requested conditional use permit (CUP04-18) will be required.

3. The gravel pad shall be allowed to remain on site for up to one year following the expiration of the conditional use permit, at which point the area must be restored to its original condition if no additional Conditional Use Permit applications have been submitted.

4. The approved haul routes and agreements with property owners (if private property will be used for truck haul routes associated with the projects) shall be submitted to Story County Planning and Development and the County Engineer.

5. A driveway permit from the City of Ames shall be required prior to the installation of a new driveway on the site.

6. The applicant shall submit a flood evacuation plan to be reviewed by the County's Floodplain Manager and Emergency Management Director as part of the floodplain development permit.

7. Permits from the Iowa DNR, Iowa DOT, or other applicable entities shall be required if water is pumped from the pond or Skunk River.

8. An office trailer shown on the site plan will be required to be setback 50-feet from the property line.

9. The applicant shall water the site and the roadway to prevent excess dust as needed.

10. The Planning and Development Department shall complete an inspection after the equipment is installed and before operations begin.

**Motion: Cable**

**Second: Mens**

**Voting Aye: Cable, Murken, Steele, McBride, Smith, Mens, Sherwood**

**Voting Nay: None**

**Not Voting: None**

**Absent: None**

**Vote: (7-0)**

#### **CUP05-18 PCI Borrow Pit**

Amelia Schoeneman presented the staff report and gave an overview of the request for a conditional use permit for a borrow pit to furnish fill material to reconstruct 2.6 miles of the I-35 northbound lanes (from approximately 280th to 260th in Story County). The borrow pit is proposed to be approximately five acres in size and 12 to 15 feet in depth. Approximately 75,000 cubic yards of fill will be extracted from the borrow pit for the reconstruction project. Extraction of fill material will tentatively be completed by November of 2018 and the borrow pit will be restored to a private fishing pond. A modification to the conditional use permit will be required for any additional borrows or other uses.

Cable asked for clarification of the truck haul route. Steele asked if the extraction is temporary, but the result will be a permanent pond. Schoeneman stated that it would be a fishing pond upon completion of the project.

**MOTION: Planning and Development Staff recommends approval of the Conditional Use Permit for the PCI borrow pit based on a site review, the information provided in this staff report, and material provided by the applicant as put forth in case CUP05-18 with the following Conditions:**

**1. The Conditional Use Permit will expire on December 31, 2018. If an extension of the use is requested or additional uses are proposed, an application for a separate conditional use permit or modification to the requested conditional use permit (CUP05-18) will be required.**

**2. The Iowa DOT-approved haul route shall be submitted to Story County Planning and Development and the County Engineer.**

**3. The submittal of the NPDES permit and archaeological study shall be submitted prior to extraction work occurring.**

**4. A \$5,000 bond for the cost of the restoration work shall be submitted prior to extraction work occurring. 5. The applicant shall obtain a floodplain permit and submit a flood evacuation plan to**

be reviewed by the County's Floodplain Manager and Emergency Management Director as part of the floodplain development permit prior to extraction work occurring.

6. The applicant shall water the site and the roadway to prevent excess dust as needed.

**Motion:** Sherwood

**Second:** Murken

**Voting Aye:** Smith, Cable, McBride, Sherwood, Steele, Mens, Murken

**Voting Nay:** None

**Not Voting:** None

**Absent:** None

**Vote:** (7-0)

---

**COMMENTS:**

**STAFF:** None

**COMMISSION:** Sherwood asked about the problem with the projector. Zandt stated that the projector and screen are scheduled to be replaced in the next budget year. Cathy Mens stated that she attended the Planning and Zoning training in Ankeny and thought it was an informational training.

**ADJOURNMENT:** 6:47 PM



**Approval of Minutes**

*Chair, May 2, 2018*

**Title and Date**