

**STORY COUNTY
PLANNING AND ZONING**
STORY COUNTY ADMINISTRATION
900 6TH STREET
NEVADA, IOWA 50201-2087
Vision, Balance



"Commitment,

**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: January 2, 2019	Marvin Smith, Chair	2023
	Jerry Cable, Vice Chair	2019
CALL TO ORDER: 4:00 PM	Kathy Mens	2022
PLACE: Public Meeting Room	Doug Moore	2020
Administration Building	PJ McBride	2021
	Jonathan Sherwood	2020
	*Absent	

ADJOURNMENT: 6:03 PM

STAFF PRESENT: Jerry Moore, Director; Emily Zandt, Planner, Amelia Schoeneman, Planner; Stephanie Jones, Recording Secretary; Leanne Harter, Outreach & Special Projects Manager, and Deb Schildroth, Director of External Operations and County Services

PUBLIC PRESENT: Rosemary Osheim, John Miranowski

APPROVAL OF AGENDA Move items 7.III Appointment of Planning and Zoning Commission Member to Confined Animal Feeding Operation County Committee and 7.IV Appointment of Planning and Zoning Commission Member to the Economic Development Group to after 5. Public Comments. (MCU)

APPROVAL OF MINUTES (MCU)
December 5, 2018

PUBLIC COMMENTS:
None

Appointment to Confined Animal Feeding Operation County Committee

Jerry Moore stated that it would be preferred if the person appointed have an agricultural background. Mens volunteered to serve on the committee. **Motion by McBride, Second by Moore to appoint Kathy Mens to the Confined Animal Feeding Operation County Committee. (MCU)**

Appointment to Story County Economic Development Group

Leanne Harter provided the Economic Development Group Bylaws and stated that this appointment

would be as a non-voting member and that the group usually meets four times per year. **Motion by Cable, Second by McBride to appoint McBride to the Story County Economic Development Group (MCU)**

PUBLIC HEARINGS:

REZ05-18 PRAIRIE VINEYARDS, LC

Emily Zandt presented the staff report. Zandt stated that Prairie Vineyards, L.C., is requesting a Zoning Map amendment from the A-1 Agricultural District to the A-2 Agribusiness District and a C2C Future Land Use Map Designation from the Agricultural Conservation Area to the Commercial Industrial Area for the north approximately 200' of the subject property (approximately one net-acre) in order to accommodate the processing of grapes into wine, storage of wine, and wholesale distribution of wine. The processing of grapes, wine storage, and wholesaling of wine is interrelated to the existing vineyard and a logical expansion of the grape growing operation. No major improvements will be made to the site with this request beyond a parking area. There is not anticipated to be a major increase in traffic to and from the site beyond possible deliveries. The proposed rezoning conforms to the Story County C2C Comprehensive Plan. The proposed use conforms to the Statement of Intent and the regulations of the A-2 Agribusiness District. No land will be taken out of agricultural production for this request. The proposed use will conform to surrounding land use and development patterns with the Story City Urban Expansion Area approximately 1/3 mile to the west along 130th Street. If an agritourism use (such as wine tasting room) is proposed in the future, the property owner must apply for a Conditional Use Permit for the property. At that time, further site improvements may be required. Story County Planning and Development Staff recommend approval of the proposed rezoning and C2C Future Land Use Map designation amendment with conditions.

John Miranowski provided an overview of what his future plans are for the vineyard and stated that he would come back at a later date for a Conditional Use Permit for agritourism if he decides to add a tasting room.

Rosemary Osheim spoke and stated that she has a concern about the impact of the residuals on the Skunk River area and impact of increased traffic. Osheim stated that there is a problem in the area with boaters and alcohol, which causes concern due to the proximity of the winery to the river. Osheim asked about additional traffic and trailhead maintenance. Miranowski stated that the residual from the grape harvest is composted or buried on the east side of the vineyard and, within a year's time, it breaks down well. Miranowski stated that he burns the vine cuttings each spring in order to prevent disease. Miranowski stated that there is currently no extra traffic created by the proposal.

Sherwood asked if the zoning changed, if it would open up the property to other uses. Zandt stated that the A-2 district would allow commercial uses related to agricultural.

MOTION: The Story County Planning and Zoning Commission recommends approval of the proposed Story County Zoning Map Amendment from the A-1 Agricultural District to the A-2 Agribusiness District and the Story County C2C Future Land Use Map Amendment from Agricultural Conservation Area to the Commercial-Industrial Area as put forth in case REZ05-18 to the Story County Board of Supervisors with the following conditions:

- 1. The applicant shall continue to work with Environmental Health Staff to determine water usage and complete any necessary upgrades to the existing septic system.**
- 2. A commercial site plan sketch, including an area for required parking, shall be submitted by the applicant to the Planning and Development Department for approval by the Story County Board of Supervisors.**

Motion: Cable
Second: Mens
Voting Aye: Cable, Mens, McBride, Moore Smith, Sherwood
Voting Nay: None
Not Voting: None
Absent: None
Vote: (6-0)

ADDITIONAL ITEMS:

Construction and Demolition Landfill Work Program Item

Amelia Schoeneman stated that the identification of a temporary management site(s) for construction and demolition and other disaster debris was assigned to the Planning and Development Department as part of the department's 2015 Work Program and that it has continued to be carried forward each year. Schoeneman summarized criteria set for sites. Schoeneman stated that the department sent out letters and questionnaires to private property owners within a quarter mile of major roadways that met size and site requirements in 2016. The department also contacted Iowa State University, Martin Marietta, and other County Departments. Schoeneman stated that the department received two questionnaires back from landowners interested in working with the county and after putting together a draft lease the property owners decided they were no longer interested. In December of 2018, the department reached out to other County Departments to determine if any would be interested in jointly purchasing land that could be used as a temporary construction and demolition landfill site in addition to another needed County uses. There was no interest. The Emergency Management Coordinator suggested that Planning and Development reach out to cities in Story County to potentially coordinate on leasing, buying, or using city-owned property.

Doug Moore suggested that the old DuPont stover sites should be considered and that is familiar with a number landowners looking for uses for the site other than row crops. McBride asked if this is unusual for a county to not have a site. Schoeneman stated that many counties have a landfill and Story County does not. Sherwood asked if this would be connected with the Hazard Mitigation Plan. Staff stated that it is possibly connected. Sherwood asked if it is known how many housing units are vulnerable to flooding. Moore stated that it is not something he knows without researching it. Smith asked if staff has spoken to other counties to see what they are doing. Schoeneman stated she spoke with Linn County and also that Parkersburg had used their football field for a site after a tornado. Sherwood asked about the process to determine how much space would be needed. Schoeneman stated that FEMA has a formula to determine the amount of space required. Doug Moore asked how many acres would be needed and Schoeneman gave an example that for an area similar to Squaw Valley in size would require approximately 12 acres. Discussion took place about recycling of items and how debris would be sorted.

Motion made by Mens and seconded by Moore to explore leasing stover sites or other landowners' sites, the County acquiring land, or working with other counties and cities on a shared agreement on the use of their properties. MCU

2019 Story County Planning and Development Work Program

Jerry Moore stated that the Planning and Zoning Commission and Board of Supervisors met in December to go through the work program items, but time ran short so the item is being brought back tonight to further review the completed items and tiered priority items set for 2019 completion. Jerry Moore went through all of the completed 2018 Work Program Items and discussion took place about the items. Moore went through the Tier 1 High Priority Items and stated that all items have been started. Moore

stated that Tier 2 Medium Priority Items have not been started. Jerry Moore stated at the December meeting there was a suggestion to add exploring options to allow accessory structures to be converted to dwellings and so it has been added as a Tier 3 item.

Sherwood stated that he would like to see staff identify what other areas could benefit from a similar outreach and engagement process as was completed in Fernald. (This item was also added to Tier 3.)

MOTION Approve 2019 Work Program with the addition of looking into whether there are other areas/communities in the County that could benefit from a public engagement program similar to what County staff did for citizens in Fernald.

Motion: Sherwood

Motion: McBride

MCU

COMMENTS

STAFF: Jerry Moore stated that there should be at least two work program items on the agenda in February.

COMMISSION: Smith asked if the vacancy on the commission has been filled. Jerry Moore stated that it is currently open and being advertised. Doug Moore introduced himself as the new commissioner and provided background information about himself and his businesses.

ADJOURNMENT: 6:03PM



Approval of Minutes

PEZ chair 4/6/19

Title and Date