

**STORY COUNTY
PLANNING AND ZONING
STORY COUNTY ADMINISTRATION
900 6TH STREET
NEVADA, IOWA 50201-2087
515-382-7245**



"Commitment, Vision, Balance"

**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: March 6, 2019	Marvin Smith, Chair	2023
	Jerry Cable, Vice Chair	2019
CALL TO ORDER: 4:00 PM	*Kathy Mens	2022
PLACE: Public Meeting Room	PJ McBride	2021
Administration Building	Jonathan Sherwood	2020
	*Doug Moore	2020
	*Absent	

ADJOURNMENT: 6:00 PM

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

PUBLIC PRESENT: Mary Cory, Clarence Cory, Dave Sears, Cory Purvis, Rob Viera

APPROVAL OF AGENDA (MCU)

APPROVAL OF MINUTES (MCU)

February 6, 2019

PUBLIC COMMENTS: None

PUBLIC HEARINGS:

ADMN 02-18 Partial Vacation And Acquisition Of A Portion Of The 199th Street Right-Of-Way Of Northwood Heights 2nd – 4th Additions

Jerry Moore presented the staff report and stated that the applicant is interested in acquiring land from Robert Stern, 3855 199th Street and the proposed vacation and acquisition adjustment to the adjacent 199th Street right-of-way ensures that the Stern parcel retains the minimum lot size required in the R-1 Transitional Residential District. Moore stated that the project would also better align the 199th Street right-of-way with the alignment of the existing road. Moore summarized the County's Vacation Regulations and stated that the Story County Attorney's representative determined that the applicant should follow the process initiated by proprietors and summarized that processes.

Smith asked for clarification about the landowners giving the property and Moore stated that there has been good communication with the property owner and the neighborhood association and the project is supported.

McBride asked what shoring up means. Moore explained that the right-of-way would be more proportionate and in line with the actual road location.

MOTION: The Story County Planning and Zoning Commission recommends approval of the partial vacation and acquisition of 199th Street right-of-way located in the Northwood Heights 2nd – 4th Additions as put forth in case ADMN 02-18, Resolution No. 19-62 and 19-63 to the Story County Board of Supervisors, and directs staff to place this item on the Board of Supervisors meeting agenda.

Motion: Cable

Second: Sherwood

Voting Aye: Cable, Sherwood, Smith, McBride, Cable

Voting Nay: None

Not Voting: None

Absent: D. Moore, Mens

Vote: (4-0)

CUP01-19 FTC Tower Company Communication Tower

Amelia Schoeneman summarized the staff report and stated that the request is for a conditional use permit to allow the FTC Tower Company to construct a new 195' lattice communication tower east of the City of Zearing to accommodate the FirstNet system, which will provide adequate coverage in the area for the nationwide public safety broadband network (NPSBN) for Emergency Response and increase coverage in the area for AT&T customers. The antennas will be owned and maintained by AT&T. This tower will provide colocation opportunities for two additional carriers. The proposed tower meets all standards of approval and supplemental standards required for the conditional use permit. Schoeneman stated that after the PowerPoint was completed a phone call was received in opposition.

Cory Purvis spoke and stated that he lives about 200 yards from the proposed tower. Mr. Purvis stated that he is not sure why this particular area was chosen since there are dwellings close by and he is very concerned about the view of the tower that he will have from his living room window.

Rob Viera, FTC Tower Company, spoke and explained why the location was chosen. Mr. Viera stated that other areas would be too low in elevation and that towers are usually co-located but the towers in the search area were too low to use for the proposed project. Mr. Viera stated that they had spoken to the property owner who communicated with Mr. Purvis and there were not any issues at the time. Smith asked if there are any alternative sites for the tower and Viera stated that there are not. Smith asked if it would be possible to locate the tower on a different section on the Ritland site. Viera stated there is not a different area because the land dips down further south. Mr. Purvis spoke again and stated that the property owner did speak to him and was supposed to get back to him with more information, and did not disclose that the tower was going to be located so close to his house right across the road.

McBride stated that she drives by the location every day and she understands why an obstructed view is an issue for the Purvis family. Sherwood stated he feels the tower is too close to the house as well. Mr. Viera commented that the setbacks are met according to County code. Sherwood stated that it would be difficult for the homeowner to understand exactly where the tower would be without seeing a drawing.

Schoeneman reminded the commission that if they are thinking about not following staff recommendation that the commission would have to make their own findings that support their decision. Sherwood stated that he believed the proposal would diminish property values and not be in accord with the C2C Plan and those standards would not be met.

Cable stated that he understands the homeowners concerns, but he feels we also need to be aware of the greater good for others involved that this tower would benefit. Sherwood still has concerns about whether or not this site is the only location that the tower could be placed. Smith reminded the commission that they are a recommending body, which would be making a recommendation to the Board of Adjustment, and they would be the ones to approve or disapprove of this proposal.

MOTION: The Story County Planning and Zoning Commission recommends denial of the Conditional Use Permit for the FTC Tower Company Communication tower as put forth in case CUP01-19, as submitted, to the Story County Board of Adjustment, and directs staff to place the case on the Board of Adjustment agenda.

Motion: Sherwood
Second: McBride
Voting Aye: Sherwood, McBride
Voting Nay: Cable, Smith
Not Voting: None
Absent: Moore
Vote: (2-2)

This motion died due to lack of a majority support. Smith asked if there is another motion.

Schoeneman stated that another option would be to ask for further information and hear the case again and discussion took place regarding providing guidance to staff about the type of information the commission would like included. Sherwood asked for more information showing the site was the only available site. Schoeneman stated that as part of the application, the applicant submitted a map of the search ring established for the proposed communication tower and an affidavit that the applicant made diligent, but unsuccessful efforts, to gain permission to install or co-locate the applicant's wireless communications facilities on all existing towers or other antenna support structures located within the search ring area. Sherwood stated that the Commission had not seen the landscaping plan. Schoeneman stated it was provided to the Commission on the agenda center and projected the document from the agenda center for the Commission.

MOTION: The Story County Planning and Zoning Commission recommends approval of the Conditional Use Permit for the FTC Tower Company Communication tower as put forth in case CUP01-19, with conditions, to the Story County Board of Adjustment, and directs staff to place the case on the Board of Adjustment agenda.

Motion: Cable
Second: Smith
Voting Aye: Cable, Smith, McBride
Voting Nay: Sherwood
Not Voting: None
Absent: Moore
Vote: (3-1)

ADDITIONAL ITEMS

Draft Natural Resource Area Layer For Franklin Township

Amelia Schoeneman gave an overview of the Natural Resource Layer review that was discussed at the February meeting. As part of the C2C Implementation Matrix and Work Program, Story County Planning and Development was assigned to work with the Story County Conservation Department to designate Natural Resource Areas on the Future Land Use Map. The C2C Plan includes floodplain areas, sensitive areas, steep slopes, and wetlands as Natural Areas. The goal of the project is to more closely align the natural resource area boundaries with the actual natural resources in the field. Schoeneman stated that Planning and Development Staff are reviewing townships in which there has been a greater amount of growth and Franklin Township was chosen to review first as a trial run because of the amount of development activity proposed outside the City of Ames and the Ames Urban Fringe Plan area.

Sherwood stated that including the floodplain causes details to be lost and feels the floodplain should not be included. Smith had comments about whether or not the individual layers used to create the Natural Areas layer would be available. Schoeneman stated that a page on the Planning and Development website could be created that linked to the individual layers and explained the process. Much discussion took place about how much complexity should be shown and the floodplain.

Motion by McBride, Second by Cable that the Planning and Zoning Commission supports the approach to the C2C Future Land Use Map Natural Resources Layer update with the addition of the page on the website to show the layers, and directs staff to continue the process to update the Natural Resource Layer in the remainder of the County. Staff shall update the Commission on any changes to the data used for this project. Final Maps shall be brought back to the Planning and Zoning Commission for review and recommendation to the Story County Board of Supervisors.
MCU

Report On Comprehensive Review And Update On Land Evaluation And Site Assessment (LESA)

Moore provided an update of the LESA system, which is used to determine and preserve highly suitable agricultural properties.

MOTION: The Planning and Zoning Commission recommends the following: 1. Continue use of the existing County LESA system. 2. Edit the form to reflect the change from the previous County Development Plan to the current C2C comprehensive plan. 3. To improve accuracy, and as originally intended, obtain city mapping data for municipal water and sanitary sewer instead of using city corporate limits. 4. Update our list of fertilizer sales locations. 5. Add definitions for the LESA system to provide clarity and consistency when addressing the questions and evaluating adjacent land uses on the LESA form. Definitions may include, agricultural land, fertilizer depot, public transit, and built up area. 6. Place the LESA form on the Planning and Development Department's website in order to improve communication and better inform citizens about the criteria used to conduct the evaluation. 7. Continue monitoring effectiveness of the LESA system after the above changes. 8. Place the application, form, and a narrative of the LESA system describing what is considered for each question on the website.

Motion: Sherwood

Second: Cable

Voting Aye: Sherwood, Smith, McBride

Voting Nay: Cable

COMMENTS

STAFF: Moore shared that County staff and Marvin Smith were invited to a meeting with the Ames consultants working on the City's comprehensive plan to discuss the Ames Urban Fringe Plan. Staff provided input about the current system being beneficial because the policies are clear on how staff are to respond to items such as development applications, annexations and text and map amendments. Smith briefly shared his thoughts about traffic concerns and development primarily on the north part of the Ames Urban Fringe Plan. Smith also stated that encouragement was given for updating of the natural area maps. Moore provided updates on the status of the Planning and Development Intern, and watershed implementation matrix.

COMMISSION: Smith talked about the Planning and Zoning Commission vacancy and asked staff about the timing of the removal of the old tower located at the DOT site at HWY 30 where the new communication tower was constructed. Moore stated that staff would check into it further to determine whether removing the tower was a condition.

ADJOURNMENT: 6:11 PM


Approval of Minutes


Title and Date