

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

<b>DATE:</b> April 3, 2019	Marvin Smith, Chair	2023
	Jerry Cable, Vice Chair	2019
<b>CALL TO ORDER:</b> 4:02 PM	Kathy Mens	2022
<b>PLACE:</b> Public Meeting Room	PJ McBride	2021
Administration Building	Jonathan Sherwood (Arrived at 4:11)	2020
	Doug Moore (Arrived at 4:38)	2020
	Cheryl Moss (Arrived at 4:05)	2020
	*Absent	

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

**PUBLIC PRESENT:** Leanne Harter, Ryan Wiemold

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**APPROVAL OF AGENDA (MCU)**

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**APPROVAL OF MINUTES (MCU)**

March 6, 2019

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**PUBLIC COMMENTS:** None

**ADDITIONAL ITEMS**

**Watershed Assessment Implementation Matrix and Working Group Program**

Leanne Harter presented an overview of the Watershed Assessment Implementation Matrix and Working Group Program and updated the commission about progress the working group has made and asked the commission to recommend approval and support in taking the item to the Board of Supervisors for action.

**Motion by Sherwood, Second by McBride to support the Watershed Assessment Implementation Matrix and Working Group Program and continued involvement by the commission.**

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Smith acknowledged for the record that Moss and Sherwood are now present. J. Moore stated that the Board of Supervisors appointed Cheryl Moss as a new commission member and asked Moss to provide an overview of her background. Moss stated she has lived in Story County for 40 years and she is a teacher in Gilbert.

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**PUBLIC HEARINGS:**

**CUP02-19 Story County Conservation Board Hickory Grove Park Beach House Replacement**

Amelia Schoeneman presented the staff report and stated that this request is for a conditional use permit for the replacement of the beach house at Hickory Grove Park. Hickory Grove Park is located one and a half miles southwest of the City of Colo on 250<sup>th</sup> Street. The park contains a 98-acre lake with one sand beach where an existing beach house is located. The beach is located in the central portion of the park, over 1,000 feet south of park entrance and 250<sup>th</sup> street on the east side of the lake. The new beach house will be located on the same site as the existing beach house approximately 150 feet to the northwest, and the existing beach house will be removed. The proposed beach house is a prefabricated building, approximately 30-feet by 21.5-feet. The proposed beach house will use the existing parking lot, trail, and existing utilities. The existing wastewater lagoon was permitted in 1967. Leakage issues have been identified and Story County Conservation is actively seeking alternative options to the lagoon system. They plan to install a new wastewater system by July 2020.

Sherwood asked about wheelchair access to the beach and access to the play area. Schoeneman stated that as part of the ongoing lake restoration project, it will be provided. Ryan Wiemold, Story County Conservation, pointed out where the ADA access will be and summarized the improvements that are part of the lake restoration project. Smith asked what the plan is for the old building site. Wiemold stated that existing utilities will be capped off and the building and concrete will be removed. Future plans are for a picnic shelter to be built where the current beach is located. Smith asked about the discrepancies in the wastewater system installation timeline. Schoeneman stated that much discussion has taken place on the matter—Conservation staff have been working with Environmental Health on the issue. Conservation staff indicated July of 2020 as the latest date for the installation as it is part of the lake restoration project. Staff recommended allowing until fall of 2020 in case of construction delays. Smith stated that he is concerned about allowing the wastewater system later because the park is well used and that once the lake restoration is completed, he feels there will be increased wastewater. Schoeneman stated that the plan is for the restoration project and beach house to be completed around the same time. Wiemold gave an overview off the wastewater system and stated that solutions are currently being worked on.

**MOTION: The Story County Planning and Zoning Commission recommends approval of the Conditional Use Permit for the Story County Conservation Board Hickory Grove Park Beach House Replacement as put forth in case CUP02-19, as submitted, with conditions as follow, and directs staff to place the case on the Board of Adjustment agenda.**

- 1. Recommended Condition: Install a new wastewater treatment system by fall 2020.**

**Motion: Cable**

**Second: D. Moore**

**Voting Aye: Cable, Moore, Smith, McBride, Moss**

**Voting Nay: Mens, Sherwood**

**Not Voting: None**

**Absent: None**

**Vote: (5-2)**

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**COMMENTS**

**STAFF:** J. Moore provided an update on items for the May agenda, which include the storm water ordinance, a rezoning and minor subdivision. J. Moore stated that there have recently been two special event applications received. Emily Zandt has given her resignation and she will be moving to Wisconsin. The intern will be starting in May.

**COMMISSION:** Smith stated that the process of appointing a new commission member involves interviews conducted by Board of Supervisors and an opportunity for a member of the commission to sit in on the interviews. Smith stated there was a lot of difficulty with scheduling, so he was not able to attend. Smith stated that he requested a copy of the questions asked at interviews, but he did not receive a response. Smith stated that he was contacted directly by an applicant who applied to be on the commission; however, they were ineligible since they do not live in the county. J. Moore stated there is an interview process and that the Board of Supervisors are trying to make sure that the Chairperson is included in interviews. D. Moore stated that someone that had been interviewed contacted him and was very unhappy with the process. D. Moore stated that he agrees there should be a list of questions and he is concerned that a staff member is not present for interviews. J. Moore looked at the policy and a staff member being present is not part of the current process, and he said he would communicate both of their concerns with Deb Schildroth, Director of External Operations and County Services. D. Moore asked if agendas could be posted earlier. J. Moore stated that typically agendas are posted on Friday before, or at the latest Monday morning. Discussion took place about the posting process and a reminder was given for commissioners to sign-up for Agenda Center notifications.

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**ADJOURNMENT:** 5:10 PM

  
Approval of Minutes

  
Title and Date