

**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: May 1, 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
	Cheryl Moss	2020
	*Absent	

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

PUBLIC PRESENT: Brad Perkins, Doug McCay, Gina Perkins, Samantha Moorman, Cade Perkins, Chase Perkins, Cole Perkins, Greg Ervanian, Becky Christiansen, Jessica Michael, Shawna Murphy, Kathy Johnson, John Moore, Brad Heemstra, Jane Weingart

APPROVAL OF AGENDA (MCU)

APPROVAL OF MINUTES (MCU)

April 3, 2019

PUBLIC COMMENTS

None

ADDITIONAL ITEMS

None

PUBLIC HEARINGS:

CUP03-19 Perkins Raspberry Hill Bed and Breakfast

Jerry Moore went through the items that were posted on the agenda center and shared that a letter was received from James and Teresa Palensky supporting the bed and breakfast. J. Moore stated that an email was received from Alliant Energy providing information about existing services and modifications that could take place to accommodate the property. A letter was received from Xenia Rural Water communicating the current system line size is adequate and updates that would be possible. An email from Randy Graham, City of Kelley Fire Chief was received stating that fire/medical support could be provided.

J. Moore presented the staff report and stated that this request is for a four-bedroom Bed and Breakfast to accommodate up to eight guests and will be available for nightly, weekly, and monthly rental throughout the year. J. Moore stated that the applicant removed the event venue from the submittal request. J. Moore stated that events for receptions, private parties and meetings by appointment are permitted. The applicant anticipates hosting events for approximately 10-15 people. If there were events larger than 250 people, the applicant would need to apply for a special events permit.

Doug Moore stated that he spoke with the applicant because he was confused with the removal of the event center and the applicant clarified questions. D. Moore asked if the commission is being asked to approve a CUP only for the Bed and Breakfast and asked if the County Attorney's office has advised pending the outcome of the pending litigation. J. Moore stated that the first CUP was approved to accommodate eight guest bedrooms and the event venue, which was challenged in court by an adjacent property owner. The judge ruled that it was not clear as to how the Board of Adjustment reached the conclusion and that there were no written findings of fact. The County is currently appealing that decision. The County Attorney stated that a new submittal could be accepted. J. Moore stated that he was out of state last week and the staff report had already been completed prior to him leaving town. A decision was made in order to get the agenda out to go ahead and post the report with a note that the event venue had been removed at the applicant's request. D. Moore asked if the County Attorney is ok with the new submittal and J. Moore stated that yes, the Attorney's office is ok with the submittal. Smith asked if this is the same property that YSS submitted and if the original submittal was for a campground. J. Moore stated that the first application was from YSS for a youth treatment facility and it was challenged by an adjacent property owner and the ruling by the judge was the same. The County is appealing the decision. J. Moore stated that the CUP for a commercial campground is still in litigation. Mens asked about the change of bedrooms from eight to four. Smith asked if Ames or Gilbert responded due to the Ames Urban Fringe Plan. J. Moore stated that Ames did respond and they did not have a comment provided the request was only for the bed and breakfast as submitted and did not include a separate event venue and the events were not a separate principal permitted use and a response was not received from Gilbert. Smith asked about the landscaping requirement and how it would be satisfied. J. Moore stated that with what is shown now it will be about 160 square feet, which is required to help with erosion control. Moss asked if any consideration was given to damage to the road caused by traffic. J. Moore stated that it is a County Road so it is maintained by the County and the County Engineer supported the initial conditions for the applicant to provide dust control if daily vehicle trips on 240th Street exceeded 150 vehicles. J. Moore stated that the engineering department supported the dust control condition before the event venue was removed from the CUP submittal.

Brad Perkins presented photos of the property and shared information about the guestroom addition being added which is for ADA compliance. Perkins stated that in the event there are any large events greater than 250 people and more than four hours in length, a special events permit would be applied for. Perkins spoke about the dry hydrant that would be installed.

Smith stated that this commission is not a decision making body, but would be making a recommendation to the Board of Adjustment who would make the decision on the Conditional Use Permit.

Jessica Michael stated that she is in support of this property because her employer would like to use the facility for meetings and to stay in the bed and breakfast when coming from out of town.

Lila Moore stated that she is in support of the B&B and that she is having her wedding reception there and feels that it is a wonderful addition to the area.

Brad Heemstra stated that he represents a board that has used the facility and he feels it is a great facility to have in the area.

Becky Christiansen lives in the adjacent property and she is in support of the B&B.

Kathy Johnson has been to Raspberry Hill and is in support.

John Moore stated that he lives in an adjacent property and is in support and there have been no problems with the events that have been held.

MOTION: The Story County Planning and Zoning Commission recommends approval of the Conditional Use Permit for the Raspberry Hill Bed and Breakfast as put forth in case CUP03-19 with the following conditions:

1. All parking stall areas shall be clearly marked in order to meet the Story County Land Development Regulations Section 88.08 that all parking spaces and circulation routes are well-defined and clearly marked.
2. The applicant shall provide dust control on 240th Street adjacent to existing and future dwellings if daily traffic counts to and from the subject property exceed 150 vehicles per day. At any time, the Planning and Development Department may request the applicant to hire an engineer to study the traffic counts on 240th Street to and from the subject property.
3. A site plan meeting all requirements of the Story County Land Development Regulations shall be submitted for action by the Story County Board of Supervisors prior to the issuance of any Zoning Permits.
4. The applicant shall install a dry hydrant and pipe extending to the pond to draw water in the event of a fire.

Motion: Cable

Second: D. Moore

Voting Aye: Cable, Moore, Smith, Mens, Moss

Voting Nay: None

Not Voting: None

Absent: McBride, Sherwood

Vote: (5-0)

COMMENTS

STAFF: J. Moore stated that the summer intern would start on May 20, 2019. J. Moore stated that Emily Zandt accepted a new position in Wisconsin and the interview process is underway to hire a new planner.

COMMISSION: None

ADJOURNMENT: 5:03 PM


Approval of Minutes


Title and Date