

**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: July 10, 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; Amelia Schoeneman, Planner; Marcus Amman, Planner; Gabriel Nelson, Planning Intern; Stephanie Jones, Recording Secretary

PUBLIC PRESENT: Ryan Wiemold, Scott Renaud, Jason Dietzenbach, James Sweeney, Cindy Hildebrand

APPROVAL OF AGENDA with date changed to July 10, 2019 (MCU)

APPROVAL OF MINUTES Motion by McBride, Second by Mens for approval of June 5, 2019 Minutes (MCU)

PUBLIC COMMENTS

None

CUP 08-19 Story County Conservation Dakins Lake

Marcus Amman presented the staff report and stated that Story County Conservation is proposing to build a three-room year around cabin at Dakin's Lake. The cabin is the first of three cabins that have been approved in the Dakin's Lake Master Plan. Funding has been approved for one cabin and is expected to be complete by spring 2020. The proposed cabin is 1,330 square feet and will be located at the first spot on the southeast of the loop drive through the campground. The cabin will be sustainably built and ADA accessible. There were no questions from the Commission or comments from the general public.

MOTION: The Story County Planning and Zoning Commission recommends approval of the Conditional Use Permit for the Story County Conservation Dakin's Lake Cabin as put forth in case CUP 08-19, as submitted.

Motion: McBride

Second: Mens

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

Voting Nay: None

Not Voting: None

Absent: Moore, Moss

Vote: (5-0)

Stormwater Management and Erosion and Sediment Control Ordinance Amendment

Amelia Schoeneman stated that as part of the Planning and Development Department's Work Program, the Department has completed a final draft of proposed amendments to the stormwater and erosion control ordinance. The current stormwater and erosion control ordinance is limited to spacing requirements for sediment control barriers to be installed in any development under one acre and requiring that developments incorporate best management practices for stormwater control from the Iowa Storm Water Management Manual and Iowa Statewide Urban Design and Specifications. The item was assigned to the Department's Work Program at the request of Planning and Development Staff due to several events and issues that have occurred in the County. Emmons & Olivier Resources (EOR) was retained as a consultant to complete a Countywide Watershed Assessment. As part of the assessment, EOR reviewed the County's current stormwater and erosion control ordinance and provided a technical memo with a set of recommendations. Schoeneman stated that at the February 6, 2019, meeting, staff presented a previous draft of the ordinance to the Planning and Zoning Commission, asked the commission for feedback, and provided an update on plans to solicit further feedback from the public and stakeholders. The Commission requested more information on the potential cost of stormwater management practices. There was also discussion about plans for public outreach. Based on feedback from the Interagency Review Team, including the County Engineer, Environmental Health Director, and County Conservation Director, the Ordinance has been simplified. Schoeneman stated that there was also a focus group meeting held in April that was attended by several area engineers and members of the conservation community.

Schoeneman summarized costs associated with a stormwater management practice and stated that based on conversations with other Counties in Iowa and online resources on stormwater management practice design, there are several factors that influence the cost of a practice. Such items that include cost of land, cost of design, construction of structural practices, and cost of maintenance.

Scott Renaud stated that there has been progress made with the proposed ordinance, but feels there are still items that could be changed. Some of Renaud's erosion concerns are: redevelopment sites shouldn't be included due to cost factors, buffer space near stream beds usually need repaired due to erosion so a buffer creates an obstacle, lack of limits on lot size for property below one acre, and felt thought should be given to the amount of time that it takes to restore prairie landscapes. Renaud also had stormwater concerns that included: infiltration rates are not good which means water is held for a long period contributing to mosquitoes and issues downstream for septic systems, and overbank protection concerns with unintended flooding consequences.

Jim Sweeney stated that some items that need changed are removal of redevelopment sites due to budgets, minimum disturbed area exemption, exemption of drainage districts, poor infiltration rates causing septic system failures, stabilization of disturbed areas, and slope specifications.

Schoeneman addressed concerns and much discussion took place about changes to the proposed ordinance. Smith stated that he feels the commission is being involved in drafting the ordinance and he is not comfortable with making a recommendation for an ordinance that is not complete and would like it brought back to a future meeting with the discussed changes addressed.

MOTION: Table the ordinance amendment for staff to consider items that were discussed at the meeting and bring ordinance amendment back to future meeting for discussion and recommendation.

Motion: Cable
Second: Mens
Voting Aye: Cable, Mens, McBride, Smith, Sherwood
Voting Nay: None
Not Voting: None
Absent: Moore, Moss
Vote: (5-0)

COMMENTS:

STAFF: J. Moore stated that a letter was sent to the IDOT regarding the communications tower and will communicate with the Commission when staff hears back and reminded the commission that removal of the tower was not part of the conditions. J. Moore provided an update on the following work program items: Subdivision analysis, LESA, debris management, US Census Complete Count Committee.

COMMISSION: None

ADJOURNMENT: 6:02 PM



Approval of Minutes

 8-2-19

Title and Date