



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

"Commitment, Vision, Balance"

515-382-7245

**MINUTES
STORY COUNTY
BOARD OF ADJUSTMENT**

AN AUDIO RECORDING OF THE FULL MEETING MAY BE FOUND IN THE PLANNING AND DEVELOPMENT DEPARTMENT, OR BY VISITING WWW.STORYCOUNTYIOWA.GOV

DATE: October 16, 2019	Steve McGill, Chair	2022
	Matthew Neubauer, Vice Chair	2021
	Karen Youngberg	2019
CALL TO ORDER: 4:00 PM	*Randy Brekke	2020
PLACE: Public Meeting Room Administration Building	*Absent	

PUBLIC PRESENT: Doug McCay, Brad Perkins, Gina Perkins, Kim Christianson, Brad Heemstra

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

ROLL CALL: McGill, Youngberg, Neubauer

ABSENT: Brekke

APPROVAL OF AGENDA (MCU)

APPROVAL OF MINUTES Motion by Neubauer Second by Youngberg (MCU)
September 18, 2019

**APPROVAL OF FINDINGS OF FACTS FROM September 18, 2019 MEETING Motion
Neubauer by Second by Youngberg (MCU)**

Written Findings of Fact CUP05-19 Story County Wind
Written Findings of Fact CUP09-19 Story County Animal Control
Written Findings of Fact VAR04-19 Friend

PUBLIC COMMENTS: None

HEARINGS:

CUP03-19.1 Perkins Raspberry Hill Bed and Breakfast

Jerry Moore presented the staff report and stated that this request is to construct an addition on the south side of the dwelling and bed and breakfast that includes enclosing an existing outdoor patio area that will be used for the bed and breakfast and scheduled events by guests throughout the year, creating an accessible entry area to make the existing master bedroom the ADA

accessible guestroom and adding an ADA bathroom and dining room space. Moore provided background information and stated that on May 15, 2019, the Story County Board of Adjustment approved the applicant's most recent conditional use permit with conditions CUP03-19 for a bed and breakfast with scheduled events and a separate new ADA bedroom addition. The applicant decided not to pursue this plan and is requesting a modification to the CUP.

Brad Perkins spoke and provided information about the modification to the CUP. Perkins stated that the greenery that grows on the brick is hard on the wood framework, and the patio pavers are not level. Perkins stated that the windows, doors and patio need replaced so it would be a good time to enclose the area to make ADA accessible. Perkins provided pictures and provided information about all proposed changes.

McGill asked if there are plans to create a new brick patio in the future. Perkins stated that updating the landscaping is intended at some time in the future.

McGill reminded the Board that with only three members present tonight they would all need to agree in order to pass the proposal.

Neubauer asked how the traffic condition is enforced. Moore stated that realistically property owners would likely communicate their traffic concerns to Planning staff, however, at any time Planning staff could request the applicant to hire an engineer to study the traffic counts on 240th Street.

MOTION: The Story County Board of Adjustment approves the Conditional Use Permit for the Raspberry Hill Bed and Breakfast with scheduled events and proposed addition to the dwelling and bed and breakfast as put forth in case CUP03-19.1 with the following conditions:

- 1. CUP03-19 permit and conditions are null and void if CUP03-19.1 is approved by the Board of Adjustment.**
- 2. 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. Also, no scheduled events shall occur on the subject property having parking demands in excess of the existing parking spaces until off-street parking space and the circulation driveway is constructed to accommodate the guests.**
- 3. 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.**
- 4. A site development 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 a Zoning Permit for the proposed dwelling addition improvement. The site plan drawing shall show a landscape area equal to 20% of the current planned impervious surfaces, including the dwelling addition, ADA parking and route to the dwelling.**
- 5. The applicant shall install a dry hydrant and pipe extending to the pond to draw water in the event of a fire concurrently when the proposed addition is constructed to the dwelling.**
- 6. The boundary of the flood plain located on the subject property shall be labeled as an outlot and restricted from development on the site development plan submitted with the zoning permit application for the proposed dwelling addition.**

Motion: Youngberg
Second: Neubauer
Ayes: Youngberg, Neubauer, McGill
Nays: None
Not Voting: None
Absent: Brekke
Vote: (3-0)

BOARD/STAFF COMMENTS:

Staff: Moore stated that possible cases for the November meeting would be a variance and CUP.

Board: None

ADJOURNMENT: 4:51PM

12-18-2019
Approval of Minutes

Stephen D. O. Chair
Title and Date