

STORY COUNTY PLANNING AND DEVELOPMENT
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: June 16, 2020	Kathy Mens (Phone)	2022
	PJ McBride (Phone)	2021
CALL TO ORDER: 12:00 PM	Cheryl Moss (Phone)	2020
PLACE: Public Meeting Room Administration Building	Wendie Schneider (Phone)	2023
	*Absent	

Special Note: Due to recommendations to limit gatherings to no more than ten (10) people in order to help slow the spread of the COVID-19 virus, public access to the meeting was provided via conference call to listen and participate in the meeting. Planning and Zoning Commission members were present by conference call.

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

PUBLIC PRESENT: Nick Lennie, Dina McKenna, Tom Hackett, Steve Holmes, Linda Murken, Andrew Friend, Rob Bowers, Sandra King

APPROVAL OF AGENDA (MCU)

Motion by Mens, Second by McBride to approve agenda.

Voting Aye: Mens, McBride, Moss, Schneider

Voting Nay: None

Absent: None

ELECTION OF OFFICERS FOR THE REMAINDER OF THE 2020 CALENDAR YEAR DUE TO HOUSE FILE 2512

Motion by Mens for Moss to serve as the Chair, Second by McBride.

Voting Aye: Mens, Moss, McBride, Schneider

Voting Nay: None

Absent: None

Motion by Moss for Mens to serve as Vice Chair, Second by McBride

Voting Aye: Moss, McBride, Mens, Schneider

Voting Nay: None

Absent: None

PUBLIC COMMENTS: None

PUBLIC HEARINGS

CUP03-20, 04-20 and CUP05-20 to Construct Three Separate Communication Towers For The StoryComm Project

Amelia Schoeneman presented a summary of the Staff Report and stated StoryComm is proposing to erect three communications towers to provide two-way radio communications for Story County emergency services and public works agencies, including Story County, Ames and other municipalities in Story County, and Iowa State University. The proposed towers are as follows:

CUP03-20: A 255-foot lattice communications tower to be located in the southwestern portion of parcel 05-01-100-100 in Franklin Township. The parcel is located at the southeast corner of 550th Avenue and 160th Street. The communications tower will be 400 feet from the right-of-way of 550th Avenue and approximately 474 feet from the south property line or approximately 1,400 feet south of 160th.

The site and most surrounding parcels are in agricultural use. To the northwest is a dwelling over 2,000 feet from the tower site. To the west are two dwellings. One dwelling is located approximately 800 feet northwest of the tower site. The second dwelling is located approximately 600 feet southwest of the tower site.

The applicant indicated that they worked with southwestern's dwellings owner on the tower location and it has a substantial wind break providing screening—the applicant attempted to contact the northwest property owners but were unsuccessful. The northwest property owner provided a comment in opposition. The applicant and staff met with this property owner on their property and discussed why the location was selected (it was originally planned for property in Gilbert but encountered site distance issues with a water tower). It was suggested that StoryComm could move the tower's location on the site. However, the StoryComm working group discussed this and found it wasn't feasible as the site was selected to meet setback requirements and minimize impact to property owner's farming operation.

CUP04-20: A 285-foot lattice communications tower to be located in the southwestern portion of parcel 15-18-100-300 in Indian Creek Township. The parcel is located at the northeast corner of 620th Avenue and 305th Street. The communications tower will be 428 feet from the right-of-way of both 620th Avenue and 305th Street.

The site and most surrounding parcels are in agricultural use. There are three adjacent dwellings. One is 1,200 feet southwest from the proposed site location. One is 900 feet southeast from the tower location. To the west there is a dwelling is approximately 700 feet away

CUP05-20: A 265-foot lattice communications tower to be located in the southeastern portion of parcel 03-25-300-200 in Warren Township. The parcel is located on 150th Street. The communications tower will be 398 feet from the right-of-way of 150th Street and 133 feet from the east property line.

There are two adjacent dwellings. Other adjacent parcels are in agricultural use. To the north is a single-family dwelling is approximately 1,200 feet northwest from the proposed tower location. To the west is a parcel with a dwelling approximately 2,100 feet from the proposed tower site. The owner of the property to the north submitted a comment in opposition to the tower. StoryComm working group members and staff met the property owner on their property after receiving the comment. The tower is as far to the southeast from the dwelling as permitted by setbacks. This location was selected as it provided the required system coverage for the area and avoided interference with the microwave paths from the wind turbines located a half-mile north of the proposed site.

The proposed towers meet all standards of approval and supplemental standards required for a conditional use permit. Story County Planning and Development staff recommends approval of the requests.

McBride stated that she is pleased that the applicant addressed any concerns ahead of time.

Rob Bowers stated that he represents StoryComm and clarified they are not a company, but rather have a 28E agreement between four entities for the emergency radio system within Story County. The current system is aging and in need of replacement and the partnership was created to help the smaller communities since the project is very costly.

Andrew Friend stated that he is opposed to the location of the tower. He stated that he recently redesigned his home and the proposed location of the tower will block the view. Friend stated that he would like the tower to be moved further south so that his view would not be obstructed.

Mens asked if the suggestion to move the tower was considered. Schoeneman stated that moving the tower location had been determined to not be feasible. Bowers stated that the terracing on the land is a problem—where it is proposed is where there would be the least impact on erosion and the farming of the land. Tom Hackett stated that the time lines for the FAA and state were considered and from discussions with the landowner it was determined the proposed location is the best suited for the tower on this property.

MOTION: The Story County Planning and Zoning Commission recommends approval of the Conditional Use Permit for the StoryComm Communications Tower as put forth in case CUP03-20, as submitted.

Motion: McBride

Second: Mens

Voting Aye: McBride, Mens, Moss, Schneider

Voting Nay: None

Not Voting: None

Absent: None

Vote: (4-0)

MOTION: The Story County Planning and Zoning Commission recommends approval of the Conditional Use Permit for the StoryComm Communications Tower as put forth in case CUP04-20, as submitted.

Motion: Mens

Second: McBride

Voting Aye: Mens, McBride, Schneider, Moss

Voting Nay: None
Not Voting: None
Absent: None
Vote: (4-0)

MOTION: The Story County Planning and Zoning Commission recommends approval of the Conditional Use Permit for the StoryComm Communications Tower as put forth in case CUP05-20, as submitted.

Motion: Mens
Second: McBride
Voting Aye: Mens, McBride, Moss, Schneider
Voting Nay: None
Not Voting: None
Absent: None
Vote: (4-0)

COMMENTS

STAFF: Moore thanked the Board of Supervisors for appointing Wendie Schneider to the Planning and Zoning Commission. Moore provided an update for upcoming items on the July meeting agenda and the ISU Extension Zoning training, and that Staff would also provide information about various roles of the commission and when input from the County Attorney's Office is requested. Wendie Scheider introduced herself and provided background information. Moore stated that there is a possibility that our July meeting could be held via Zoom as the Board supported purchase of a subscription for Zoom meetings.

COMMISSION: Cheryl Moss thanked the previous members for their service.

ADJOURNMENT: 12:39 PM

Cheryl Moss
Approval of Minutes

PZC Chair 7/27/20
Title and Date