



PLANNING AND ZONING COMMISSION TENTATIVE AGENDA

Wednesday, January 7, 2025

4:00 PM

Public Meeting Room* - Story County Administration (900 6th Street) - Nevada, Iowa
THIS MEETING IS OPEN TO THE PUBLIC PURSUANT TO CHAPTER 21 IOWA CODE.

1. CALL TO ORDER; REGULARLY SCHEDULED COMMISSION MEETING
2. ROLL CALL/QUORUM DETERMINED
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES

Documents:

[11-05 PZC MINUTES.PDF](#)

5. PUBLIC COMMENT

This is the time for members of the public to offer comments concerning matters not scheduled to be heard before the Planning and Zoning Commission.

6. OLD BUSINESS
7. NEW BUSINESS

Election Of Officers For 2026 Calendar Year

8. PUBLIC HEARINGS

- 8.I. Discussion And Consideration Of Case Number CUP25-000004 Okerberg Mental Health Clinic

Documents:

[STAFF REPORT_CUP25-000004.PDF](#)
[CUP NARRATIVE UPDATED.PDF](#)
[CUP NARRATIVE.PDF](#)
[SITE PLAN.PDF](#)
[CONCEPTUAL REVIEW NARRATIVE.PDF](#)

9. COMMENTS

Staff
Commission

INSTRUCTIONS TO PARTICIPATE IN VIRTUAL MEETINGS

[https://us02web.zoom.us/j/89388521573?
pwd=18Uzb7c9U9x7TaXqvKSBMZ8Nt3ESCO.1](https://us02web.zoom.us/j/89388521573?pwd=18Uzb7c9U9x7TaXqvKSBMZ8Nt3ESCO.1)

Webinar ID: 893 8852 1573

Passcode: 160081

Dial in Number: 312-626-6799

*Story County strives to ensure that its programs and activities do not discriminate on the basis of race, color, national origin, sex, age or disability. Persons requiring assistance, auxiliary aids or services, or accommodation because of a disability may contact the county's ADA coordinator at (515) 382-7204.

**For further information on these cases, contact the Story County Planning and Development Department at PZWeb@storycounty.com or by phone at (515) 382-7245. Case Files, including exact property locations, may be inspected in the Story County Planning and Development Department located in the Story County Administration Building, 900 6th Street, Nevada, Iowa.

STORY COUNTY
PLANNING AND DEVELOPMENT
STORY COUNTY ADMINISTRATION
“Commitment, Vision, Balance”
900 6TH STREET
NEVADA, IOWA 50201-2087



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: 11-05-2025	Ben Jensen, Chair	2025
	Ray Lee, Vice Chair	2028
CALL TO ORDER: 4:00 PM	Debbie Younkin	2026
	Kathy Mens	2027
PLACE: Public Meeting Room	Bart Clark	2025
Administration Building	Gary Guthrie	2028
	*Absent	
	^ Via Zoom	

Special Note: Members of the public could also participate via Zoom.

STAFF PRESENT: In person: Leanne Harter, Director; Marcus Amman, Senior County Planner; Leslie Day, County Planner; Chloe Mitchell, Recording Secretary

PUBLIC PRESENT: Megan Murphy Salyer, Carlton Holmes, Sharon & Greg Larson, David & Sharon Lincham, Matthew Strumpill, David Milbair, Kerry Fineran, Jacob Handsaker, Kelli Oiton, Richard Parker, Ronna Greiner

ROLL CALL/QUORUM DETERMINED:

Planning and Zoning Commission

Present: Jensen, Younkin, Guthrie, Clark, Lee, Mens
Absent:

APPROVAL OF AGENDA:

Motion: Kathy Mens
Second: Bart Clark
Voting Aye: All
Voting Nay: None
Not Voting: None
Absent: None

Motion passed. MCU.

APPROVAL OF MINUTES:

[09-03 PZC MINUTES DRAFT.DOCX](#)

Motion: Bart Clark
Second: Kathy Mens
Voting Aye: All
Voting Nay: None
Not Voting: None
Absent: None

Motion passed. MCU.

PUBLIC COMMENTS: None

OLD BUSINESS: None

NEW BUSINESS:

[2026 Meeting Schedule](#)

Motion: Bart Clark
Second: Ray Lee
Voting Aye: All
Voting Nay: None
Not Voting: None
Absent: None

Motion passed. MCU

PUBLIC HEARINGS

Discussion And Consideration of CUP25-000043 Story Wind Repower – Marcus Amman

[STORY COUNTY II WIND ENERGY CENTER REPOWER PROJECT CONDITIONAL USE PERMIT APPLICATION FOR STORY COUNTY, IOWA 20OCT2025.PDF](#)

[APPENDIX A - PROJECT AREA PARCEL LIST.PDF](#)

[APPENDIX B - SITE PLAN.PDF](#)

[APPENDIX C - CONSENT DOCUMENTS.PDF](#)

[APPENDIX E - ACOUSTICS ANALYSIS.PDF](#)

[APPENDIX F - SHADOW FLICKER REPORT.PDF](#)

[APPENDIX G - SETBACK ANALYSIS.PDF](#)

[APPENDIX I - EXISTING RESOURCES INVENTORY.PDF](#)

[APPENDIX J - LOCATION OF KNOWN TOWERS.PDF](#)

[APPENDIX K - FOUNDATION ANALYSIS.PDF](#)

[STAFF REPORT.PDF](#)

Bart Clark stated he will not be participating due to conflict of interest.

Marcus Amman presented Discussion and Consideration of CUP25-000043 Story Wind Repower.

Greg Larson, 3001 Eisenhower Ames, IA, asked if there were 17 turbines slated for improvement.

Ben Jensen confirmed.

Larson asked if there were 6 turbines for complete rebuild and if Commission had exact numbers for the two categories.

Jensen asked for staff's input and told applicant Commission would get him an answer to the previous question.

David Fincham, 3334 Weston Dr. Ames, IA, asked when the work will happen and is wondering about crop damage.

Megan Murphy Salyer, Garden Wind Energy LLC representative, presented [Garden Wind Repower Presentation to Story County Planning and Zoning Commission](#).

Jensen asked for location of the 6 that are being rebuilt.

Murphy Salyer stated they have targeted locations and referred to previous presentation.

Jensen asked applicant in general, not sure exactly when construction happens, but is it restricted to non-farm times or is it just whenever it happens.

Murphy Salyer stated it is based off a lot of different variables so she cannot guarantee that any time of year will be targeted and reassured that the construction crews do a good job maintaining and working with the landowners and neighbors throughout the process.

Gary Guthrie asked if the blades will be darkened or black based on a study that has been done to reduce mortality of birds.

Murphy Salyer stated that they will not be doing that and are aware of the study, but they are waiting for more robust scientific body to be available before making decisions like that.

Kathy Mens asked if there is a dollar amount for damage per acre that gets paid to the landowner.

Murphy Salyer confirmed and stated it is called a crop compensation program and when it comes to that they work very closely with the landowner to evaluate the damage.

Mens stated it is critical on crop insurance.

Murphy Salyer agreed.

Larson asked which turbines, by turbine number, tentatively are set to be remodeled or upgraded and which are set to be rebuilt.

Jensen stated commission will see if they can get the exact turbine numbers.

Kerry Fineram, Wind Site Manager for Garden Wind Farm, stated those will be turbines 180, 181, 182, 184, 185, 186 for rebuild and that they are the only towers east of Highway 65.

Jensen closed public comment.

Motion: Kathy Mens moved Alternative No. 2; Approval of CUP25-000043 as put forth with conditions that were specified in presentation

Second: Gary Guthrie

Voting Aye: Mens, Guthrie, Younkin, Jensen, Lee, Mens

Voting Nay: None

Not Voting: Bart Clark

Absent: None

Motion passed. MCU.

COMMENTS

Staff: Amman stated there may be a meeting in December depending on if anything is submitted by the deadline of November 17, 2025.

Commission: Mens stated she will not be here in December.

ADJOURNMENT

Motion: Ray Lee

Second: Debbie Younkin

Voting Aye: All

Voting Nay: None

Not Voting: Bart Clark

Absent: None

ADJOURNMENT: 4:29 PM

Approval of Minutes

Title and Date

Staff Report

Story County Planning and Zoning Commission

Date of Meeting:
January 7, 2026

Case Number CUP25-000004

Okerberg Mental Health Clinic

APPLICANT: Melinda Wadsley

1247 Old Bloomington Road
Ames, IA 50010

STAFF PROJECT MANAGER: Marcus Amman, Senior Planner

SUMMARY: The request is for a conditional use permit for an existing mental health clinic located at 6139 US Highway 69, north of Ames. The existing use has been in operation since 2018. This CUP request does not expand the physical land use of the property but will bring the property into conformance. Planning and Development Staff recommend that the Story County Planning and Zoning Commission recommends approval of the conditional use permit with a condition.





Property Information

PROPERTY OWNERS

OKERBERG, CRAIG F & SHARON L CO-TRUSTEES
501 W RIVERSIDE RD
AMES, IA 50010

GENERAL PROPERTY LOCATION

SECTION:15 TOWNSHIP:84 RANGE:24 SE SE PARCEL M SLIDE 213 PG 3

SITE ADDRESS

501 W RIVERSIDE RD
AMES, IA 50010

PARCEL IDENTIFICATION NUMBER(S)

05-15-400-465 6.88-Gross Acres

CURRENT ZONING

A-1, Agricultural District

CURRENT LAND USE

The subject property currently contains the Okerberg Mental Health Clinic. The clinic utilizes the residence on the property to see clients and offers equestrian therapy services on site.

The property to the east contains the Korean United Methodist Church. The parcel to the south is land owned by the Loyal Order of Moose that is vacant and acts as overflow parking for the lodge. The parcel to the southwest is the Homestead Colony MHC. To the west and north is land in ag production owned by Flummerfelt Properties. Within a ½ mile of the property there are 174 single family dwellings and 76 manufacture homes.

FUTURE LAND USE MAP DESIGNATION

Residential and Natural Area

CITIES WITHIN TWO MILES

Ames
Gilbert

Floodplain

There is floodplain on the parcel. Any potential development in the floodplain would require floodplain permits, including bridge crossings.

The applicant submitted the following items: CUP Application, site plan, narrative, standards for approval, and responses to County Staff review comments.



Background

The proposed conditional use permit request is for an existing mental health clinic. The Okerberg Clinic has been operating out of the existing dwelling since 2018. There are 6 clients a day 3 days a week. This accounts for approximately 18 trips to the site a week. There is a horse barn on the property that is also used for equestrian therapy.

The conditional use permit was applied for to bring this existing use in to conformance with current County Code. The residence on the property is used as the clinic space for therapy.

Analysis

A. **Applicable Regulations:** Chapter 90.04: Standards for Approval

The Planning and Zoning Commission shall review the proposed development for conformance to the following development criteria:

1. **Compatibility.** The proposed buildings or use shall be constructed, arranged and operated so as to be compatible with the character of the zoning district and immediate vicinity, and not to interfere with the development and use of adjacent property in accordance with the applicable district regulations. The proposed development shall not be unsightly, obnoxious, nor offensive in appearance to abutting or nearby properties.

Applicant Comment: The proposed conditional use will be fully compatible with the residential and agricultural character of the surrounding area. We propose use of a single room of an existing single-family structure for home-based, one-on-one counseling services. The use will be indistinct from the residential and agricultural uses adjacent to the property. All services are to be provided on an appointment-only basis, typically six appointments per day, three days per week. Some clients benefit from contact with horses and farm activities that we are uniquely positioned to provide. The residential and rural character of the property is fundamental to our counseling approach. It would be counterproductive to change it. We propose no new structures, development, or soil disturbance.

Staff Comment: The proposed has been taking place on the property since 2018, and its use is compatible with the existing use on the site and the area.

2. **Transition.** The development shall provide for a suitable transition, and if necessary, buffer between the proposed buildings or use and surrounding properties.

Applicant Comment: No new structures or development is proposed, and the use will be focused on the single-family home near the center of the property with substantial setback from all property lines. Though no additional transition or buffer is necessary, the property also benefits from wooded edges along most property lines, separating it visually from neighboring properties.



Staff Comment: The dwelling is approximately 550 feet from the right-of-way and is buffered from the right-of-way by existing vegetation. No additional buffering or screen is required.

- Traffic.** The development shall provide for adequate ingress and egress, with particular attention to vehicular and pedestrian safety and convenience, traffic flow and control, and emergency access.

Applicant Comment: The property takes access from U.S. Highway 69 via a shared 30' easement, and the proposed use is expected to generate no more than 20 trips per business day when a full slate of client appointments is scheduled. This is typical of trips generated by the neighboring single-family homes on the adjacent stretch of U.S. Highway 69. The 30' easement has proven more than adequate for serving the Korean Methodist Church and our residential property for decades. Expansion of the easement would open the door to expansion of the corresponding road surface by either party sharing it, which would create additional impervious surface in extremely close proximity to the creek that parallels the easement. There is no pedestrian traffic, nor any sidewalks or trails in the area.

Staff Comment: The traffic impact of the existing use is not projected to change. The property takes access off of US Highway 69. The access is paved and there is an existing access easement that is shared with the adjacent property.

- Parking and Loading.** The development shall provide all off-street parking and loading areas as required by this Ordinance, and adequate service entrances and areas. Appropriate screening shall be provided around parking and service areas to minimize visual impacts, glare from headlights, noise, fumes or other detrimental impacts.

Applicant Comment: The property includes ample preexisting parking typical of a single-family residence. Concrete surface is adequate for parking at least four vehicles at once, and adjacent crushed rock aprons provide additional overflow and turnaround space. No new parking or impervious surface is proposed, as it is both unnecessary and would undermine the residential and rural character of the area. The property is oriented in a way that focuses any traffic impacts, including headlight glare, vehicle noise and fumes, etc, inward rather than across property boundaries.

Staff Comment: The site has existing parking that allows all clients to park at the dwelling and meets the maximum parking requirements.

- Signs and Lighting.** Permitted signage shall be in accordance with the applicable district regulations and shall be compatible with the immediate vicinity. Exterior lighting, if provided, shall be with consideration given to glare, traffic safety and compatibility with property in the immediate vicinity.

Applicant Comment: So as to maintain the residential and rural feel of the property, no signs or additional exterior lighting are proposed.

Staff Comment: There are no signs or lighting proposed on the site. However, if any are proposed both sign permits and lighting plans are required to meet County standards, including



lights being fully shielded for any lighting over 1800 lumens and not creating any light trespass on to neighboring properties.

- 6. **Environmental Protection.** The development shall be planned and operated in such a manner that will safeguard environmental and visual resources. The development shall not generate excessive noise, vibration, dust, smoke, fumes, odor, glare, groundwater pollution or other undesirable, hazardous or nuisance conditions, including weeds.

Applicant Comment: Risk of environmental impact of the proposed use is lower than even the current low-impact residential use. The on-site wastewater treatment system has been inspected and deemed appropriate for current and proposed uses. No new construction or ground disturbance is proposed that might generate noise, dust, erosion, or run-off.

Staff Comment: No vibration, dust, smoke, fumes, odor, glare, groundwater pollution or other undesirable, hazardous or nuisance conditions, including weeds, are anticipated. No additional development is proposed for the site in relation to the conditional use permit.

If the Board concludes that all the above development criteria will be met, it must recommend approval of the application unless it concludes that, if completed as proposed, there is a strong probability the development will:

- 1. **Not adequately safeguard the health, safety and general welfare of persons residing or working in adjoining or surrounding property.**

Applicant Comment: There is nothing about the proposed use that jeopardizes the health, safety, and general welfare of persons residing or working in adjoining or surrounding property. All potential impacts are typical of, and even less likely, than those associated with surrounding residential and agricultural uses. Additionally, safe and healthy communities benefit from ready access to mental health care and counseling, which the proposed use provides.

Staff Comment: No impacts to health, safety or general welfare are anticipated.

- 2. **Impair an adequate supply (including quality) of light and air to surrounding properties.**

Applicant Comment: The spacious, rural character of the neighborhood, which will be enhanced and protected by the proposed use, ensures an adequate supply of light and air to surrounding property. No new structures or development are proposed which might negatively impact air quality and circulation even temporarily.

Staff Comment: The proposed use will not impair light or air.

- 3. **Unduly increase congestion in the roads, or the hazard from fire, flood, or similar dangers.**

Applicant Comment: Road congestion, fire and flood hazard will not be impacted by the proposed development. The property has functioned with equal or greater intensity for decades without any such concerns. There is no new development proposed that would create greater exposure to flood from the nearby creek.

Staff Comment: There is not any anticipated increase in traffic. The mental health clinic has been



operating at this location since 2018.

4. Diminish or impair established property values on adjoining or surrounding property.

Applicant Comment: Maintenance of the property's residential and rural character will protect and enhance values of nearby properties.

Staff Comment: The Story County Assessor's Office raised no concerns with this item from the review of the requested conditional use permit application. No impacts on property values are anticipated.

5. Not be in accord with the intent, purpose and spirit of the Land Development Regulations or County Cornerstone to Capstone (C2C) Plan.

Applicant Comment: The proposed use maintains the rural character of the area, secures an in-demand rural residence in a prime location without conversion to another type of structure, and does so without negative impacts on nearby natural resources or the conversion of prime agricultural land. And, it delivers much needed mental health support to Story County's residents. Granting the requested CUP would be in full accord with the C2C Plan and the Ordinance.

Staff Comment: The C2C plan is oriented towards preserving the County's rural character and high value agricultural land, protecting environmentally sensitive areas, and identifying areas for future growth and development. The property is identified on the C2C Future Land Use Plan as Residential.

B. Burden of Persuasion.

1. **The burden of persuasion as to whether the development, if completed as proposed, will comply with the requirements of this Chapter is at all times on the applicant.**
2. **The burden of presenting evidence to the Board of Adjustment sufficient enough for it to conclude that the application does not comply with the requirements of this Chapter is upon the person or persons recommending such a conclusion, unless the information presented by the applicant warrants such a conclusion.**

Commentary

The following comments are part of the official record of the proposed **Okerberg Mental Health Clinic CUP25-000004**. If necessary, conditions of approval may be formulated based off these comments.

Comments from the Assessor's Office

No Comment.

Comments from the Auditor's Office

No Comment

Comments from the Story County Conservation Office

No Comment

Comments from the Engineer's Office



No Comment.

Comments from the Emergency Management's Office

No comment

Comments from the Environmental Health Office

No comment.

Comments from the Sheriff's Office

No Comment.

Public notices were mailed to adjacent property owners within ¼ mile of the proposed site on December 30, 2025.

At the time of writing this Staff Report no comments had been received from the public.

Points to Consider

- This clinic has been in operation since 2018.
- There is no anticipated increase in traffic to the site.
- This Conditional Use Permit is to bring the use into conformance with the current ordinance.
- There is no anticipated impacts on assessment values.
- Mental Health is a highly needed specialty.
- There is no additional development proposed on the site related to the Conditional Use.
- The site will continue to be utilized for residential purposes in the future.

Conditions of Approval

Story County Planning and Development Staff Recommends approval of the Conditional Use Permit for the Okerberg Mental Health Clinic CUP25-000004 with the following condition:

- All activities related to the Conditional Use Permit must be located within the bounds on the site plan.

Alternatives

The Story County Planning and Zoning Commission may consider the following alternatives:

- 1) The Story County Planning and Zoning Commission recommends approval of the Conditional Use Permit for the Okerberg Mental Health Clinic CUP25-000004, as submitted.
- 2) **The Story County Planning and Zoning Commission recommends approval of the Conditional Use Permit for the Okerberg Mental Health Clinic CUP25-000004, with conditions.**
- 3) The Story County Planning and Zoning Commission recommends denial of the Conditional Use Permit for the Okerberg Mental Health Clinic CUP25-000004.
- 4) The Story County Planning and Zoning Commission remands the Conditional Use Permit for the Okerberg Mental Health Clinic CUP25-000004, back to the applicant for further review and/or



Story County Planning and Development

Staff Report

Case Number CUP25-000004

Okerberg Mental Health Clinic

modifications and directs staff to place this item on a future Story County Planning and Zoning Commission agenda.

A. Compatibility

The proposed conditional use will be fully compatible with the residential and agricultural character of the surrounding area. We propose use of a single room of an existing single-family structure for home-based, one-on-one counseling services. The use will be indistinct from the residential and agricultural uses adjacent to the property. All services are to be provided on an appointment-only basis, typically six appointments per day, three days per week. Some clients benefit from contact with horses and farm activities that we are uniquely positioned to provide. The residential and rural character of the property is fundamental to our counseling approach. It would be counterproductive to change it. We propose no new structures, development, or soil disturbance.

B. Transition

No new structures or development is proposed, and the use will be focused on the single-family home near the center of the property with substantial setback from all property lines. Though no additional transition or buffer is necessary, the property also benefits from wooded edges along most property lines, separating it visually from neighboring properties.

C. Traffic

The property takes access from U.S. Highway 69 via a shared 30' easement, and the proposed use is expected to generate no more than 20 trips per business day when a full slate of client appointments is scheduled. This is typical of trips generated by the neighboring single-family homes on the adjacent stretch of U.S. Highway 69. The 30' easement has proven more than adequate for serving the Korean Methodist Church and our residential property for decades. Expansion of the easement would open the door to expansion of the corresponding road surface by either party sharing it, which would create additional impervious surface in extremely close proximity to the creek that parallels the easement. There is no pedestrian traffic, nor any sidewalks or trails in the area.

D. Parking and Loading

The property includes ample preexisting parking typical of a single-family residence. Concrete surface is adequate for parking at least four vehicles at once, and adjacent crushed rock aprons provide additional overflow and turnaround space. No new parking or impervious surface is proposed, as it is both unnecessary and would undermine the residential and rural character of the area. The property is oriented in a way that focuses

any traffic impacts, including headlight glare, vehicle noise and fumes, etc, inward rather than across property boundaries.

E. Signs and Lighting

So as to maintain the residential and rural feel of the property, no signs or additional exterior lighting are proposed.

F. Environmental Protection

Risk of environmental impact of the proposed use is lower than even the current low-impact residential use. The on-site wastewater treatment system has been inspected and deemed appropriate for current and proposed uses. No new construction or ground disturbance is proposed that might generate noise, dust, erosion, or run-off.

Standards for Approval

A. There is nothing about the proposed use that jeopardizes the health, safety, and general welfare of persons residing or working in adjoining or surrounding property. All potential impacts are typical of, and even less likely, than those associated with surrounding residential and agricultural uses. Additionally, safe and healthy communities benefit from ready access to mental health care and counseling, which the proposed use provides.

B. The spacious, rural character of the neighborhood, which will be enhanced and protected by the proposed use, ensures an adequate supply of light and air to surrounding property. No new structures or development are proposed which might negatively impact air quality and circulation even temporarily.

C. Road congestion, fire and flood hazard will not be impacted by the proposed development. The property has functioned with equal or greater intensity for decades without any such concerns. There is no new development proposed that would create greater exposure to flood from the nearby creek.

D. Maintenance of the property's residential and rural character will protect and enhance values of nearby properties.

E. The proposed use maintains the rural character of the area, secures an in-demand rural

residence in a prime location without conversion to another type of structure, and does so without negative impacts on nearby natural resources or the conversion of prime agricultural land. And, it delivers much needed mental health support to Story County's residents. Granting the requested CUP would be in full accord with the C2C Plan and the Ordinance.

Application

Craig and Sharon Okerberg are requesting a Human Services Conditional Use Permit, in order to continue an existing Mental Health Counseling Office located on their property in Story County. The project is located on a 6.88- acre parcel between the City of Ames and the City of Gilbert on the west side of US Highway 69. (Assessor's Parcel Map Number 05-15-400-465, Address: 6139 US HIGHWAY 69, Ames Iowa.)

Along with the use permit application the owners are requesting a variance to the county development standard that requires a 50-foot-wide easement be recorded for access. Currently a 30 foot wide recorded access easement exists across the neighboring property from HWY 69 to the property site's eastern property line.

Although this would not be required to be built at this time (as per discussion on September 1, 2022 with the Story County Planning Director), the placement of the future development of the road would not be practical. There are several physical constraints and limitations within the 50 -foot-wide strip including the Korean Methodist Church's existing parking area, a large oak tree and natural drainage to the south.

A conceptual review of this proposal was completed on September 1, 2022.

Project Site Specifications

The acreage is a varied shape with the eastern property line abutting both the Korean Methodist Church as well as portions of the property abutting US HWY 69. Access to the property is byway of a shared paved encroachment and a recorded access easement from US HWY 69 that transverses the church property. The concrete driveway to the property is approximately 15 feet wide. The easement is 30 feet wide.

The property is currently developed with a single family residence with an attached garage (Built in 1994), a 7,200- square- foot private horse arena (Built in 2021) and 1,296- square -foot barn with a hay loft. There is a bricked driveway in front of the garage that would allow two cars to be parked along with two parking spaces within the garage. This would allow for 4 cars to be parked tandem in two rows on a parking surface. There is additional parking on unpaved portions (gravel) of the property allowing for 8 more parking spaces.

The property is used both as a mental health counseling office and a private residential home, with personal uses which include family dinners, family bbqs, horseback riding, caring for livestock, and animal husbandry. At this time, no one resides at the property, but Melinda Wadsley (Craig and Sharon Okerberg's daughter) plans to use it as a second home.

The property is served by an on-site private well and septic system. Per the conceptual review recommendations, the septic system was inspected on February 8th, 2023; a report of this inspection is attached.

The property is currently being used as a mental health counseling office with a licensed mental health counselor on-site along with caring for private livestock, which are also used in the counseling program.

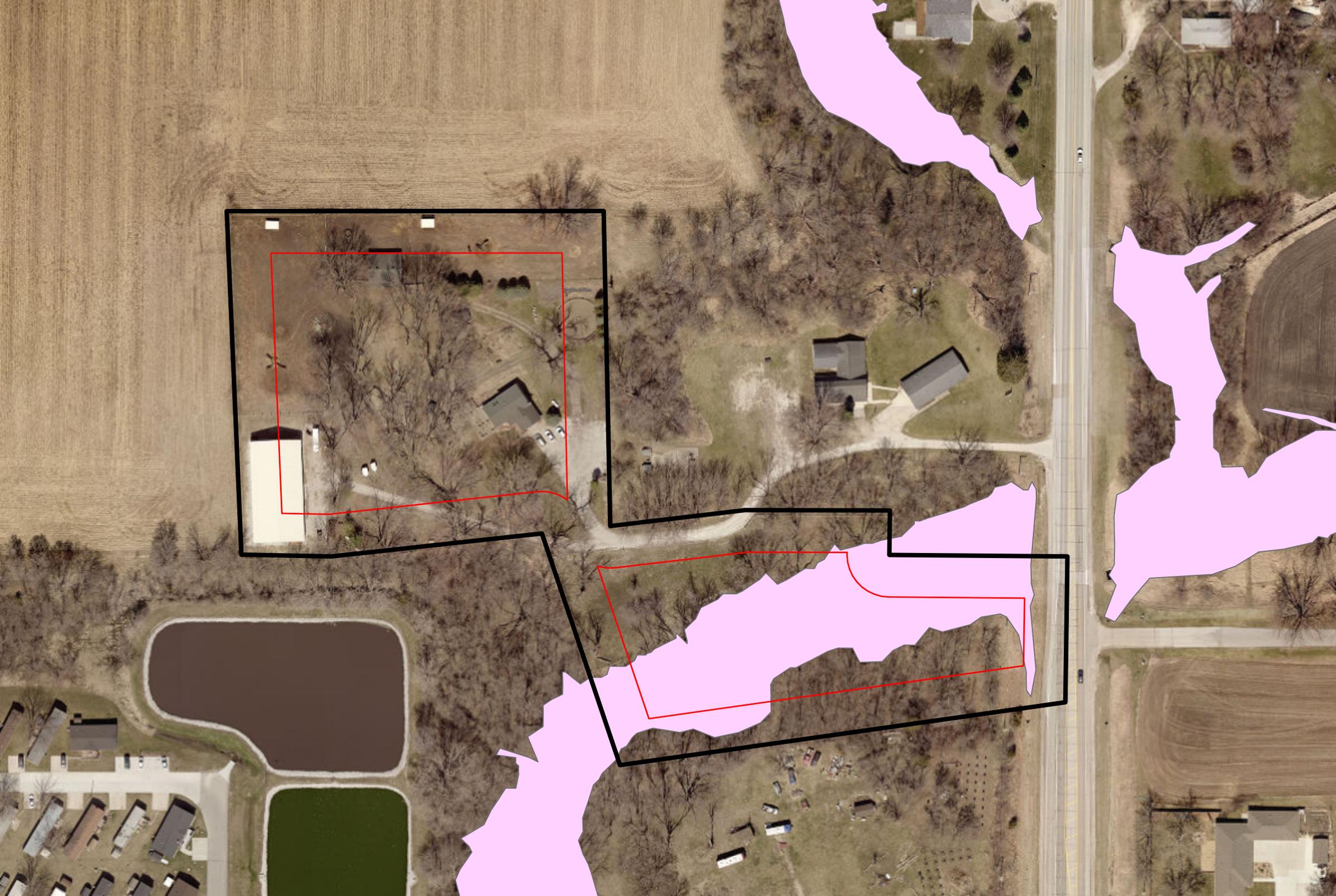
Proposed use: Continuation of the Mental Health Counseling Office.

Eventually, the Okerbergs would like to include Behavioral Health Intervention Services (BHIS) which will also fall under the Human Services use, and use the residence as a location to host mental health retreats with programming, serving a maximum of 8 people. The average frequency of mental health retreats would be 2 weekends a month.

One licensed counselor is proposed to see clients on-site on a regular basis. The estimated appointments are four a day, three days a week, year round.

The applicants are concerned with limiting uses on the property and don't want to be constrained by the use permit as to what other uses are allowed as a matter of right (i.e. livestock and residential uses). Although no new structures are proposed at this time the owners would like to have the option to further develop the property for their personal use.

Prior to making recommendations to the board, the applicants request a discussion about any possible limitations to the proposed application.



Sharon and Craig Okerberg are requesting a conceptual review for a Human Services Conditional Use Permit, in order to continue an existing Mental Health Counseling Office located on their property in Story County. The project is located on a 6.88- acre parcel between the City of Ames and the City of Gilbert on the west side of US Highway 69. (Assessor's Parcel Map Number 05-15-400-465, Address: 6139 US HIGHWAY 69, Ames Iowa.)

The acreage is a varied shape with the eastern property line abutting both the Korean Methodist Church as well as portions of the property abutting US HWY 69. Access to the property is byway of a shared paved encroachment and a recorded access easement from US HWY 69 that transverses the church property.

The property is currently developed with a single family residence with an attached garage (Built in 1994), a 7,200- square- foot private horse arena (Built in 2021) and 1,296- square -foot barn with a hay loft. There is a bricked driveway in front of the garage that would allow two cars to be parked along with two parking spaces within the garage. This would allow for 4 cars to be parked tandem in two rows on a parking surface. There is additional parking on unpaved portions (gravel) of the property allowing for 8 more parking spaces.

The property is used both as a mental health counseling office and a private residential home, with personal uses which include family dinners, family bbqs, horseback riding, caring for livestock, and animal husbandry. At this time, no one resides at the property, but Melinda Wadsley (Craig and Sharon Okerberg's daughter) and her daughter Isla (Craig and Sharon's granddaughter) plan to use it as a second home.

The property is served by an on-site private well and septic system, the property also has rural water.

The owners have been in contact with the County and realize that a conditional use permit is required to continue the mental health counseling office on their property.

The property is currently being used as a mental health counseling office with a licensed mental health counselor on-site along with caring for private livestock, which are also used in the counseling program. The majority of the counseling sessions meet off-site as Okerberg and Associates have contracts with local school districts in Story and Hamilton Counties to provide mental health counseling to students during the school year. Offices are provided on campus by the school districts.

Proposed use: Continuation of the Mental Health Counseling Office. Eventually, the Okerbergs would like to include Behavioral Health Intervention Services (BHIS) which will also fall under the Human Services use. This would also be included on the school campuses along with services provided with the licensed mental health therapist and possible interns.

One intern and one licensed counselor propose to see clients on-site on a regular basis. The estimated appointments are four a day, three days a week, during the summer months. During the school year this would decrease to 4 appointments one day a week.

The purpose of submitting this conceptual plan for review is to clarify and determine allowed uses, receive written recommended conditions of approval along with improvements needed to bring property into compliance with local and state regulations, including and not limited to, accessibility, building codes, fire codes, parking regulations and US Highway encroachments.

The applicants are concerned with limiting uses on the property and don't want to be constrained by the use permit as to what other uses are allowed as a matter of right (i.e. livestock and residential uses). Although no new structures are proposed at this time the owners would like to have the option to further develop the property for their personal use or potential expansion of the Mental Health Offices in the future.