



BOARD OF ADJUSTMENT TENTATIVE AGENDA

Wednesday, January 21, 2026

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:

2. ROLL CALL:

3. APPROVAL OF AGENDA:

4. APPROVAL OF MINUTES

Documents:

[11_19 BOA MINUTES.PDF](#)

5. PUBLIC COMMENTS

This is the time for members of the public to offer comments concerning matters not scheduled to be heard before the Board of Adjustment

6. NEW BUSINESS

6.I. Election Of Officers For The 2026 Calendar Year

6.II. Consideration Of Extension Request For Case Number CUP02-16.1 - Leanne Harter

Documents:

[CONSIDERATION OF EXTENSION REQUEST FOR CASE NUMBER CUP02-16.1 - LEANNE HARTER.PDF](#)

7. Findings Of Facts Story County Wind II Repowering

Documents:

[FINDINGS OF FACT.PDF](#)

8. PUBLIC HEARINGS

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

Documents:

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

CUP NARRATIVE.PDF
SITE PLAN.PDF
SITE PLAN.PNG

9. OTHER BUSINESS
10. BOARD/STAFF COMMENTS
11. ADJOURNMENT

INSTRUCTIONS TO PARTICIPATE IN VIRTUAL MEETINGS

<https://us02web.zoom.us/j/82543709372>

Join by Telephone by dialing 312 626 6799

Webinar ID: 825 4370 9372

Passcode: 971163

The Board shall adjourn prior to but no later than 11:30 p.m. Any business not brought forth to the Board prior to adjournment shall be tabled to the next regularly-scheduled Board hearing.

*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.

ORDER OF PUBLIC HEARINGS

1. The Chair will open the hearing on the case and make any opening statements, including rules for the hearing or time limits imposed, as appropriate.
2. The Planning Staff will present the staff report. Any letters or other communication received from the public prior to the hearing will be entered into the record.
3. The applicant will present their case.

4. Comments from the public will be heard. Please state your name for the record. All interested parties shall be heard, but repetitious comments should be avoided and may be ruled out of order by the chair.

5. After all public comments have been heard, the applicant may make a closing statement. The hearing shall then be closed and no further comments from the public or applicant may be heard unless solicited by the Board.

6. The Board shall deliberate the case, formulate and vote on a resolution.

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



“Commitment, Vision, Balance”

**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: November 19, 2025	* Matthew Neubauer, Chair	2026
	Andrew Friend	2027
CALL TO ORDER: 4:00 pm	Kelli Excell	2028
	* Nathan Hovick	2029
PLACE: Public Meeting Room	Elara Jondle	2025
In the Administration Building and Zoom	*Absent	

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

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

PUBLIC PRESENT: Kelli Orton Neil Lyon, Kimberly Dickey, Mason Strumpell, Kerry Fineran, Matt Daaboul, Carlton Holmes, Megan Murphy Salyer, Tyler Beamer

ROLL CALL/QUORUM DETERMINED:
Andrew Friend, Elara Jondle, Kelli Excell

APPROVAL OF AGENDA:

Motion: Andrew Friend

Second: Kelli Excell

Voting Aye: All

Voting Nay: None

Not Voting: None

Absent: Matthew Neubauer, Nathan Hovick

Motion passed. MCU.

APPROVAL OF MINUTES:

[October 15, 2025 Minutes](#)

Motion: Kelli Excell

Second: Andrew Friend

Voting Aye: All

Voting Nay: None

Not Voting: None

Absent: Matthew Neubauer, Nathan Hovick

Motion passed. MCU.

PUBLIC COMMENTS: None.

NEW BUSINESS:

2026 Meeting Schedule

[2026 Meeting Schedule...PDF](#)

Motion: Kelli Excell

Second: Andrew Friend

Voting Aye: All

Voting Nay: None

Not Voting: None

Absent: Matthew Neubauer, Nathan Hovick

Motion passed. MCU.

APPROVAL OF FINDINGS OF FACT FROM PREVIOUS MEETING:

CUP25-000012 CTI Ready Mix Permanent Concrete Batch Plant Facility Construction

[CTI Findings of Fact.PDF](#)

Motion: Andrew Friend

Second: Kelli Excell

Voting Aye: All

Voting Nay: None

Not Voting: None

Absent: Matthew Neubauer, Nathan Hovick

Motion passed. MCU.

PUBLIC HEARINGS:

Discussion and Consideration of Case Number CUP25-000043 Story County Wind
Repower – Marcu Amman

[STAFF REPORT BOA.PDF](#)

[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 D - OTHER AGENCY PERMITS APPROVALS.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](#)

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

Kelli Excell asked if the applicant had to submit this request because of a couple of the turbines being larger.

Amman stated all the turbines will be larger.

Excell confirmed that is what prompted the application.

Amman stated yes because it is a major modification.

Andrew Friend asked what the part about Highway 69 was.

Amman stated the presentation is supposed to say Highway 65.

Kimberly Dickey, Project Director for NextEra Energy Resources, presented [Garden Wind Repower Presentation to Story County Board of Adjustment 11-19-2025](#)

Friend stated he was reading through the report and saw some discussion in the Planning and Zoning Commission meeting around some stuff with farmers and asked how is it handled around work that needs to be done that is not on the roads that impacts the fields around the towers.

Dickey asked Friend if he was referring to construction.

Friend confirmed.

Dickey invited Matt Daaboul up to the stand to talk about impacts to crops or drain tiles.

Dickey stated the team knows drain tile is one of the most important things to Iowa farmers and participating landowners. From the start, what the team does when building a greenfield construction project is gather drain tile maps and use them as a canvas to start making sure new sites are proposed. If tile can't be avoided, the team plans for mitigation which are standard contractor plans that are submitted as they are preparing for construction. She stated they want to have a plan ahead of time, and if there's going to be an impact, then there is a plan for mitigation. She shared about the important conversations with the landowners from the start and collecting all the drain tile maps, files, and resources. The team works with landowners in their contracts and agrees to certain terms to repair if damaged or fully replaced. She added on the topic of crop compensation, what is done with the landowners during and after construction; we assess the impacted areas and use GPS equipment as well as surveying to measure out the area of crops that is damaged and from there, we have a crop compensation calculation that Matt can explain.

Matt Daaboul, Land Services Supervisor for NextEra Energy, stated the way crop compensation is done is we take the last 3 years average that county records have and usually give the landowner the higher number in their favor and that is how they get reimbursed depending on how many acres were damaged. He added the landowners would be aware of where the damage would be happening and they are provided with an exhibit showing the easement area outside the turbine so they are aware of total acres that may be damaged during construction.

Friend confirmed according to the timeline for construction it sounds like the applicant is planning construction throughout the year and not just the off season for crops.

Daaboul confirmed.

Dickey added during construction they must obtain a stormwater pollution prevention permit for the Iowa Department of Natural Resources. In that permit and plan they have to provide very detailed descriptions of all stormwater's best management practices. It requires them to implement and report on it throughout the construction process.

Motion: Andrew Friend moved to approve the Findings of Fact

Second: Kelli Excell

Voting Aye: All

Voting Nay: None

Not Voting: None

Absent: Matthew Neubauer, Nathan Hovick

Motion passed. MCU.

Motion: Andrew Friend moved alternative number 2 approving CUP25-000043 with the conditions stated in the report.

Second: Kelli Excell

Voting Aye: All

Voting Nay: None

Not Voting: None

Absent: Matthew Neubauer, Nathan Hovick

Motion passed. MCU.

OTHER BUSINESS: None.

BOARD COMMENTS: None.

STAFF COMMENTS:

Amman stated staff are unsure if there will be a December meeting or not.

ADJOURNMENT

Motion: Kelli Excell

Second: Andrew Friend

Voting Aye: All

Voting Nay: None

Not Voting: None

Absent: Matthew Neubauer, Nathan Hovick

Motion passed. MCU.

ADJOURNMENT: 4:38PM

Approval of Minutes

Title and Date



Planning and Development Department
Administration Building
900 6th Street, Nevada, Iowa 50201

Ph. 515-382-7245
www.storycountyia.gov

January 16, 2026

MEMORANDUM

TO: Story County Board of Adjustment
FROM: Leanne Harter, AICP CFM
RE: CUP Extension for CASE NUMBER CUP02-16, Request for a Minor Modification to CUP02-16 for an expanded parking area for Saints Peter and Paul Catholic Church, 14238 500th Avenue.

In September 2025, the Story County Board of Adjustment approved an extension for the Conditional Use Permit CASE NO. CUP02-16.1 through February 19, 2026.

Representatives from Saints Peter and Paul Catholic Church have requested an additional time extension due to direction received from the diocese to pause capital improvements until spring 2026 related to master planning. The original CUP was granted on February 19, 2020, by the Story County Board of Adjustment, granting the request for a Conditional Use Permit modification for an expanded parking area for Saints Peter and Paul Catholic Church with conditions and an alternative compliance request to allow the 10 trees required for the proposed parking lot to be installed south of the proposed parking area and count towards the requirement that 20% of the impervious area added be landscaped. The approved Findings of Fact are attached as reference.

As noted in September 2025 with the initial extension request, as communicated to Staff by a representative of the church, the project was delayed, due in part to the COVID-19 pandemic and associated factors.

Section 90.05 Expiration of Permits from the *Story County, Iowa Code of Ordinances* is copied below. This section addresses the timeframe for approved conditional use permits. CUP02-16.1 essentially expired as of February 2025, but was extended through Board action through February 2026. The section below would allow the Board of Adjustment, if it finds that at least one of the sections in 2.A-C below is met, to extend the permit for one year.

90.05 EXPIRATION OF PERMITS.

1. A conditional use permit shall expire automatically if:
 - A. Within five years after issuance, substantial action has not been taken to accomplish the purpose of the permit; or



Planning and Development Department
Ph. 515-382-7245

- B. After substantial action has been taken and subsequently such work is discontinued for a period of one year, the permit shall immediately expire; or
 - C. The conditional use has been established and subsequently is discontinued for a period of one year, the permit shall immediately expire.
2. The Board of Adjustment may extend for a period up to one year the date when a permit would otherwise expire pursuant to subsection 1 of this section if it concludes that:
- A. The permit has not expired; or
 - B. The permit recipient has proceeded in good faith and with due diligence; or
 - C. Conditions have not changed so substantially as to warrant a new application.
3. Successive extensions may be granted for periods up to one year upon the same findings. The permit holder shall submit a written extension request and applicable fee to the Planning and Development Department. The extension request shall be considered by the Board of Adjustment in accordance with the adopted development review procedures.

As the proposed scope of the project is not anticipated to change from that approved by the Board of Adjustment in February 2020, and extended through February 2026 by action of the Board of Adjustment in September 2025, Staff recommends that the Board of Adjustment grant an additional *final* extension for a period of one year through February 2027. If the work is not undertaken within that timeframe, a new application will be required to be submitted and approved.

Instrument #: 2020-02851
03/31/2020 01:51:32 PM Total Pages: 10
00 OTHER
Recording Fee: \$ 0.00
Stacie Herridge, Recorder, Story County Iowa



Prepared by Marcus Amman, Story County Planning and Development Department, 900 6th
Street,
Nevada, Iowa 50201 515-382-7245

**STORY COUNTY, IOWA
CERTIFICATE OF CONDITIONAL USE PERMIT
AND WRITTEN FINDINGS OF FACT**

IN THE MATTER OF THE APPLICATION OF:	:	PERMIT NO. CUP02-16.1
Saints Peter and Paul Catholic Church, 14238	:	
500th Avenue, Ames, Parcel ID 01-30-100-315,	:	
Parcel D in the SW NW of Section: 30	:	
Township: 85 Range: 24, Lafayette Township,	:	
for a Minor Modification to CUP02-16 for an	:	
expanded parking area.	:	
	:	
	:	
	:	

On February 19, 2020, the Story County Board of Adjustment approved the Conditional Use Permit CASE NO. CUP02-16.1 for the request for a Conditional Use Permit modification for an expanded parking area for Saints Peter and Paul Catholic Church with conditions and an alternative compliance request to allow the 10 trees required for the proposed parking lot to be installed south of the proposed parking area and count towards the requirement that 20% of the impervious area added be landscaped.

VOTE: **Motion: Brekke**
 Second: Neubauer
 Ayes: Brekke, Neubauer, Winfrey, McGill, Schneider
 Nays: None
 Not Voting: None
 Absent: None
 Vote: (5-0)

Written Findings of Fact

Case Summary: A Minor Modification to CUP02-16 to construct an addition to the existing parking lot at Saints Peter and Paul Church. Currently, parishioners park in the right of way or use stacked parking during larger events. The existing parking lot has 81 parking stalls. The addition would add 49 parking stalls on the east side of the existing parking lot. The expanded parking area would allow the church to provide adequate parking for larger events (weddings, funerals, holiday masses). The parking lot is gravel, as is the proposed addition. A 40-foot-by-

46-foot area in the existing parking lot is proposed to be paved to provide three additional Americans with Disabilities Act-compliant (accessible) parking spaces. The applicant also proposes to extend a driveway from the expanded area of the parking lot to connect with an existing circular drive to the south for additional ingress and egress. The County Engineer has reviewed and approved this plan. The applicant has also requested alternative compliance to allow the required parking lot trees to count towards the required landscaping to be added to offset the additional impervious surfaces.

Amelia Schoeneman, Story county Planning and Development Planner, reviewed the Conditional Use Permit Application, site plans, written narrative and other related submittal materials and responses from the applicant to County staff comments in accordance to Chapter 90 Conditional Uses of the Story County Land Development Regulations. Schoeneman presented the staff report at the February 19, 2020, Story County Board of Adjustment meeting.

Conditional Use Permit 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 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.

Staff Comment: The proposal does not include any new improvements beyond the expanded parking area, additional accessible spaces, new driveway, and additional landscaping. No new buildings or additions are proposed and no change in the use of the property will occur. The church has been located on the property for 103 years. The intent of the parking lot expansion is to create sufficient parking so that parking is not occurring in the right of way and stacked parking is not necessary. This will improve flow in the parking lot and likely have a positive impact on the single-family dwelling to the north that shares the access and drive with the church. It will also improve the safety of motorists on 500th Avenue and traffic flow as parking will not occur in the right of way.

The expanded parking area will be adjacent to the agricultural fields on the

adjacent properties. A 16-foot to 13-foot setback from the adjacent properties is proposed. A five-foot minimum setback is required. There is existing landscaping on the north and east side of the property between the proposed parking area and property line that will provide separation and buffering, especially as the trees (planted in 2016) grow.

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

Staff Comment: Green space surrounds the church building and other buildings. There are large agricultural parcels located to the north, east, and south of the church property adjacent to the proposed expanded parking area. There is existing landscaping on the north and east side of the property between the proposed parking area and property line that will provide separation and buffering, especially as the trees (planted in 2016) grow. The dwelling located to the north is approximately 50 feet from the north property line of the subject property. The dwelling on the west side of the road is approximately 86 feet from the west property line of the subject property. The parking lot expansion is occurring on the east side of the property away from the dwellings. The applicant plans to install additional landscaping to the south of the parking area.

Ten new trees are proposed.

3. **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.

Staff Comment: The intent of the proposed parking lot expansion is to improve traffic flow on the site and provide additional ingress and egress. While the use is not changing, and no additional traffic will occur, the expansion is needed to accommodate the current maximum usage levels of the property. During larger events (Christmas and Easter Mass, weddings, and funerals), the existing parking lot is not sufficiently sized to accommodate all vehicles. Some vehicles are parking in/near the road right of way during these larger events. Staff recommends a condition that no parking in the right of way is permitted.

Stacked parking is also occurring. The applicant is proposing the addition of 49 parking spaces to alleviate this issue. The applicant is proposing to pave a portion of the drive aisle into the parking lot and a 40-foot-by-46-foot

portion of the center aisle in the existing parking lot for three new accessible parking stalls. This area will be marked and provide an example for other cars to line up with. Bollards are also proposed in front of every stall adjacent to the septic system in the expanded parking area. Staff recommends a condition that the church monitor if stacked parking continues after the parking lot expansion and explore methods of marking the parking stalls, such as curb stops.

A new, 25-foot wide driveway from the southern portion of the parking area will be constructed to connect to an existing circular drive with two accesses onto 500th Avenue. The existing parking lot also has two accesses onto 500th Avenue. The County Engineer has reviewed and supports the ingress and egress plan to connect the parking lot with the circular drive, allowing the use of the additional two accesses for church traffic. A condition is recommended that a demolition permit be obtained for the demolition of a shed located where the new drive is proposed and a condition that a permit be obtained for any work in the right of way including paving or widening of accesses from the Story County Engineer. Additionally, a condition is recommended that the southern access of the circular drive be an entrance only and the northern portion be an exit only.

4. **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.

Staff Comment: The Story County Land Development Regulations prescribe parking maximums to avoid excessive parking. Following the General Site Planning Standards in Table 88-5 in the Land Development Regulations, a maximum of one parking space per every four seats in a general assemble use is permitted. With the 540 seat capacity of the church (parish hall and sanctuary seats), plus the capacity of the education center and rectory (80), a maximum of 150 parking stalls is permitted. This has been communicated with the applicant. The proposed 130 parking stalls meet this requirement.

The minimum number of accessible parking spaces is also required. The applicant is proposing to pave a portion of the drive aisle into the parking lot and a 40-foot-by-46-foot portion of the center aisle in the existing parking lot for three new accessible parking stalls.

Staff recommends a condition that the church monitor if stacked parking continues after the parking lot expansion and explore methods of marking

the parking stalls, such as curb stops.

The expanded parking area will be adjacent to the agricultural fields on the adjacent properties. A 16-foot to 13-foot setback from the adjacent properties is proposed. A five-foot minimum setback is required. There is existing landscaping on the north and east side of the property between the proposed parking area and property line that will provide separation and buffering, especially as the trees (planted in 2016) grow. The applicant plans to install additional landscaping to the south of the parking area. Ten new trees are proposed immediately south of the expanded parking area.

5. **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.

Staff Comment: Internal signage for directing traffic is excepted for the sign requirements in the Story County Land Development Regulations. No other new lighting or signage is proposed.

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.

Staff Comment: Landscaping equivalent to 20% of the impervious surfaces added is required to be installed at lower areas adjacent to the improvements to provide maximum benefit stormwater absorption. Additionally, for parking lots of more than 10 parking spaces, one tree for every five parking spaces is required to be planted. Ten trees are proposed to be planted south of the expanded parking area and will occupy a 5,053 square-foot area. The applicant indicated that runoff will flow south from the southern section of the proposed parking lot and the trees will help with stormwater absorption. Typically, the square footage of landscaping is calculated separately from the required parking lot trees. The applicant has requested alternative compliance given that other areas are already landscaped/in lawn. The 5,043 square feet of trees exceeds the 20% landscaping requirement to offset impervious surfaces. Staff recommends approval of this request.

Other stormwater management is not required for developments that disturb under one acre of area. The submitted site plan shows compliance with the

requirements for erosion control: a silt fence around the disturbed areas is shown and the applicant indicates topsoil will be reused in the new landscaping area. Staff also communicated that all disturbed areas, including topsoil stockpiles, shall be temporarily stabilized through seeding or other measures if work will not occur on an area for 14 days.

The Environmental Health Department has recommended cordoning off the septic system during construction and ensuring construction traffic will not damage the pipe between the distribution box and tanks. Staff recommends these steps as conditions.

A. If the Commission 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.**

Staff Comment: Impact of the parking expansion to adjacent properties should be minimal and will improve flow in the parking lot and likely have a positive impact on the single-family dwelling to the north that shares the access and drive with the church. It will also improve the safety of motorists on 500th Avenue and traffic flow as parking will not occur in the right of way.

The expanded parking area will be adjacent to the agricultural fields on the adjacent properties. A 16-foot to 13-foot setback from the adjacent properties is proposed and there is existing landscaping on the north and east side of the property between the proposed parking area and property line that will provide separation and buffering, especially as the trees (planted in 2016) grow.

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

Staff Comment: No new structures are being built. The gravel parking lot is an existing use being expanded.

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

Staff Comment: The intent of the proposed parking lot expansion is to improve traffic flow on the site and provide additional ingress and egress. While the use is not changing, and no additional traffic will occur, the expansion is needed to accommodate the current maximum usage levels of the property. Further, a new, 25-foot wide driveway from the southern portion of the parking area will be constructed to connect to an existing circular drive with two accesses onto 500th Avenue. The County Engineer has reviewed and supports the ingress and egress plan to connect the parking lot with the circular drive, allowing the use of the additional two accesses for church traffic.

4. **diminish or impair established property values on adjoining or surrounding property.**

Staff Comment: The Story County Assessor's Office raised no concerns with the Conditional Use Permit application.

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

Staff Comment: The proposed use is in accordance with the Story County Land Development Regulations, which permit churches in the A-1 Agricultural district if the Story County Board of Adjustment grants a Conditional Use Permit. The C2C Plan is oriented toward preserving the county's rural character and high-value agricultural land. Two-thirds of the property is in agricultural production and will not be impacted by the request. The area where the parking lot expansion is proposed is in grass. However, it was previously farmed until the 2016 conditional use permit for the church addition when the new septic system was installed in this area. The expanded parking area will be adjacent to the agricultural fields on the adjacent properties. A 16-foot to 13-foot setback from the adjacent properties is proposed. There is existing landscaping on the north and east side of the property between the proposed parking area and property line that will provide separation and buffering.

Comments

Planning and Development staff routed the CUP request to the Interagency Review Team for comments on November 20, 2019. Applicable review comments for the board's consideration are as follows:

Margaret Jaynes, Environmental Health Department

The diagram that was submitted with the application includes the diagram of the septic laterals. I recommend temporary cordoning of the laterals during construction to keep all traffic off. Check with Brian Campbell, septic engineer, to see if the pipe between the tanks and the d-box is strong enough for heavy construction vehicles if that line will be driven over during construction. After construction, a visual barrier such as small bushes, flowerbeds, or markers should be installed around the laterals to keep all church traffic off. The changes to the building will not impact the septic laterals or well. As far as the sizing of the septic laterals, it would be a good time to check the rural water use to see if the existing system is large enough.

Please note Environmental Health reviewed and supported the proposed bollards to protect the septic system after this comment.

David Swanson, Assessor's Office

No comments.

Darren Moon, County Engineer

I am fine with the changes to the driveways since they are existing and they all seem to have plenty of sight distance. It would probably be best if we required the new south drive to be enter only so we don't have cars sitting at all of the drives trying to get out at the same time. I was not aware that they were still parking on the shoulders but that mile is maintained by Boone County so if there were any complaints, they would go to them. I thought that there was a condition on the expansion the last time to no longer allow shoulder parking.

Planning and Development

The Planning and Development Department also had several comments and questions for the applicant. These were incorporated into the staff report and finding for the Board's consideration.

Comments from the General Public

Public notification letters were mailed to surrounding property owners within a quarter-mile of the site on February 12, 2020, regarding the conditional use permit application. The Planning and Development Department has not received any comments as of the writing of this report

Points to Consider for the Conditional Use Permit Request

1. The applicant is proposing the addition of 49 parking spaces, additional landscaping to the south of the parking area including ten new trees, a 25-foot wide driveway from the southern portion of the parking area to connect to an existing circular drive with two existing accesses onto 500th, and paving a portion of the drive aisle into the existing parking lot and a 40-foot-by-46-foot portion of the center aisle in the existing parking lot for three new accessible parking stalls.
2. The intent of the parking lot expansion is to create sufficient parking so that parking is not occurring in the right of way and stacked parking is not occurring during larger events/masses. This will improve the flow of traffic on-site and on 500th Avenue.
3. The proposal to connect the expanded parking area via a new drive to an existing circular drive and existing accesses will create two new access for church traffic, promoting traffic flow.
4. The expanded parking area will be adjacent to the agricultural fields on the adjacent properties. A 16-foot to 13-foot setback from the adjacent properties is proposed. There is existing landscaping on the north and east side of the property between the proposed parking area and property line.
5. The dwelling located to the north is approximately 50 feet from the north property line of the subject property. The dwelling on the west side of the road is approximately 86 feet from the west property line of the subject property. The parking lot expansion is occurring on the east side of the property away from the dwellings. As the dwelling to the north shares an access with the church through the parking lot, they may benefit from the improvements.
6. The church has been located on the property since 1917. Two-thirds of the property is in agricultural production and will not be impacted by the request if the alternative compliance request for the landscaping is approved.
7. All applicable General Site Planning Standards in Chapter 88 of the Story County Land Development Regulations are met.

Public Hearing Comments from February 19, 2020

Schneider had concerns about combining landscaping requirements. Schoeneman stated that there are two separate landscaping requirements. The parking lot tree landscaping requirement provides landscaping and shading for the parking lot. New trees were already planted around the parking lot, including the area where the parking lot expansion is occurring, with the previous CUP request, which meets the intent of the parking lot requirement to provide shading and landscaping. Schoeneman stated that the only place to put more trees would be along the southern edge of the new parking area, which is where the runoff flows, meeting the intent of the landscaping to be added to offset impervious surfaces. Schoeneman stated that this type of

alternative compliance request has been requested before. Moore stated that the adjacent land use is agricultural and will likely remain in agriculture. Moore also stated that accommodating trees is case specific.

Mark Thiessen stated that where the septic field is located between the expanded parking lot expansion areas there is a large grass area so trees cannot be planted in that area to avoid the roots getting into the septic system. Schoeneman confirmed that landscaping is not an option in the grassy area where septic field is located.

Tom Gust stated that he has some concerns with the traffic speed on 500th Ave and wondered if the speed limit signs could have flashing red lights. Schoeneman stated that would be a request for the County Engineer. Moore stated that information would be shared with the County Engineer and Sheriff about the traffic concerns. Gust stated that he is in favor of the church's parking lot expansion.

Board of Adjustment Action on Written Findings of Fact

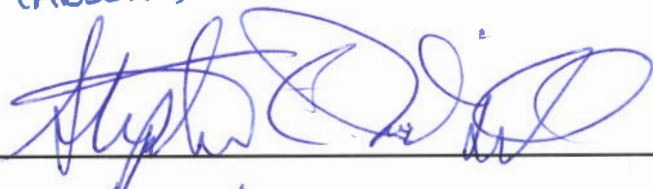
Date: March 18, 2020

VOTE:	Ayes	Nays
McGill	X	
Brekke	X	
Neubauer	X	
Scarlett	X	
Youngberg	(Absent)	

Vote:

Chair:

Winfrey Schneider



3/18/2020

Prepared by Marcus Amman, Story County Planning and Development Department, 900 6th
Street, Nevada, Iowa 50201 515-382-7245

**STORY COUNTY, IOWA
CERTIFICATE OF CONDITIONAL USE PERMIT
AND WRITTEN FINDINGS OF FACT**

IN THE MATTER OF THE APPLICATION OF: : **PERMIT NO. CUP25-000043**
Repowering Story County II Wind :
: :
: :
: :
: :
: :
: :
: :

On November 19, 2025, the Story County Board of Adjustment approved the Conditional Use Permit CASE NO. CUP25-000043 for the request of a Conditional Use Permit for the Repower of Story County II Wind with the following conditions:

1. The applicant shall submit documentation from an Iowa licensed engineer when the zoning permit applications are submitted for the proposed twenty three WECS conversions that they will meet the National Electrical Code and that the existing structural supports will accommodate the weight of the proposed rotors and hub assemblies or show the proposed new foundations will support the new structures.
2. The applicant shall submit documentation of continued financial capability to cover 130% of decommission costs as determined by an Iowa licensed engineer for the proposed twenty three WECS conversions without the salvage value calculated, prior to any permits being issued.
3. The Applicant will sign the County's Decommissioning Agreement prior to any permits being issued.
4. All original conditions from CUP04-08 are in full effect.

5. The applicant shall submit a road maintenance agreement and financial security equal to 130% of all required improvements as approved by the Story County Engineer prior to any permits being issued or any materials being mobilized into Story County.
6. Any blades, hubs, rotors, crates, packaging material, damaged or worn parts, oil and lubricant containers, barrels and other items associated with removal and installation of the proposed WECS conversions shall be removed from the WECS sites and discarded in a timely manner meeting County and State requirements, not to exceed 30 days after project completion.
7. All equipment and supplies associated with the removal and installation process of the WECS conversions shall be removed from the sites not to exceed 90 days after all twenty three WECS conversions have been completed and any ground shall be restored to current condition to accommodate agricultural use.
8. If an overhead line is identified as required the Applicant must apply to the Board of Adjustment for Conditional Approval.
9. Ames Resource Recovery Center is not to be used for any materials related to the decommissioning of the turbines.
10. Landfills must be identified that can accept the blades that are not able to be recycled.
11. If any turbines are changed from the plans submitted, all the analysis must be done for the proposed new turbines and provided to County Staff for review against the regulations.
12. A Signed letter from the NTIA is required to be submitted prior to permits being issued.

VOTE:	Ayes:	Neubauer, Hovick, Jondle
	Nayes:	McGill
	Absent:	Excell
	Vote:	(3-1)

Case Summary

Nextera Energy is proposing the repowering of twenty-three wind turbines in northeast Story County.

November 19, 2025 Story County Board of Adjustment Meeting

Staff Presentation

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

Comments and Questions from the Board of Adjustment

Kelli Excell asked if the applicant had to submit this request because of a couple of the turbines being larger.

Amman stated all the turbines will be larger.

Excell confirmed that is what prompted the application.

Amman stated yes because it is a major modification.

Andrew Friend asked what the part about Highway 69 was.

Amman stated the presentation is supposed to say Highway 65.

Kimberly Dickey, Project Director for NextEra Energy Resources, presented [Garden Wind Repower Presentation to Story County Board of Adjustment 11-19-2025](#)

Friend stated he was reading through the report and saw some discussion in the Planning and Zoning Commission meeting around some stuff with farmers and asked how is it handled around work that needs to be done that is not on the roads that impacts the fields around the towers.

Dickey asked Friend if he was referring to construction.

Friend confirmed.

Dickey invited Matt Daaboul up to the stand to talk about impacts to crops or drain tiles.

Dickey stated the team knows drain tile is one of the most important things to Iowa farmers and participating landowners. From the start, what the team does when building a greenfield construction project is gather drain tile maps and use them as a canvas to start making sure new sites are proposed. If tile can't be avoided, the team plans for mitigation which are standard contractor plans that are submitted as they are preparing for construction. She stated they want to have a plan ahead of time, and if there's going to be an impact, then there is a plan for mitigation. She shared about the important conversations with the landowners from the start and collecting all the drain tile maps, files, and resources. The team works with landowners in their contracts and agrees to certain terms to repair if damaged or fully replaced. She added on the topic of crop compensation, what is done with the landowners during and after construction; we

assess the impacted areas and use GPS equipment as well as surveying to measure out the area of crops that is damaged and from there, we have a crop compensation calculation that Matt can explain.

Matt Daaboul, Land Services Supervisor for NextEra Energy, stated the way crop compensation is done is we take the last 3 years average that county records have and usually give the landowner the higher number in their favor and that is how they get reimbursed depending on how many acres were damaged. He added the landowners would be aware of where the damage would be happening and they are provided with an exhibit showing the easement area outside the turbine so they are aware of total acres that may be damaged during construction.

Friend confirmed according to the timeline for construction it sounds like the applicant is planning construction throughout the year and not just the off season for crops.

Daaboul confirmed.

Dickey added during construction they must obtain a stormwater pollution prevention permit for the Iowa Department of Natural Resources. In that permit and plan they have to provide very detailed descriptions of all stormwater's best management practices. It requires them to implement and report on it throughout the construction process.

Public Comments

Board of Adjustment Discussion

Motion by Friend, Second by Excell to approve the presented Findings of Fact.

Voting Aye: Friend, Excell, Jondle

Voting Nay: None

Absent: Neubauer, Hovick

Vote: (3-0)

MOTION: The Story County Board of Adjustment approves the Conditional Use Permit for the Repower of Story County II Wind CUP25-000043, with the following conditions:

1. The applicant shall submit documentation from an Iowa licensed engineer when the zoning permit applications are submitted for the proposed twenty three WECS conversions that they will meet the National Electrical Code and that the existing structural supports will accommodate the weight of the proposed rotors and hub assemblies or show the proposed new foundations will support the new structures.
2. The applicant shall submit documentation of continued financial capability to cover 130% of decommission costs as determined by an Iowa licensed engineer for the

proposed twenty three WECS conversions without the salvage value calculated, prior to any permits being issued.

3. The Applicant will sign the County's Decommissioning Agreement prior to any permits being issued.

4. All original conditions from CUP04-08 are in full effect.

5. The applicant shall submit a road maintenance agreement and financial security equal to 130% of all required improvements as approved by the Story County Engineer prior to any permits being issued or any materials being mobilized into Story County.

6. Any blades, hubs, rotors, crates, packaging material, damaged or worn parts, oil and lubricant containers, barrels and other items associated with removal and installation of the proposed WECS conversions shall be removed from the WECS sites and discarded in a timely manner meeting County and State requirements, not to exceed 30 days after project completion.

7. All equipment and supplies associated with the removal and installation process of the WECS conversions shall be removed from the sites not to exceed 90 days after all twenty three WECS conversions have been completed and any ground shall be restored to current condition to accommodate agricultural use.

8. If an overhead line is identified as required the Applicant must apply to the Board of Adjustment for Conditional Approval.

9. Ames Resource Recovery Center is not to be used for any materials related to the decommissioning of the turbines.

10. Landfills must be identified that can accept the blades that are not able to be recycled.

11. If any turbines are changed from the plans submitted, all the analysis must be done for the proposed new turbines and provided to County Staff for review against the regulations.

12. A Signed letter from the NTIA is required to be submitted prior to permits being issued.

Motion: Friend

Second: Excell

Voting Aye: Friend, Excell, Jondle

Voting Nay:

Absent: Neubauer, Hovick

Vote: (3-0)

Chair: _____

Date: _____

Staff Report

Story County Board of Adjustment

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. The Story County Planning and Zoning Commission recommended approval of the conditional use permit at their January 7, 2026 meeting with a 6-0 vote.





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.

3. **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.

4. **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.

5. **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.

Story County Planning and Development Staff presented the Staff Report to the Planning and Zoning Commission at their January 7, 2026 meeting. There were no questions from the Commission or the Public.

The Story County Planning and Zoning Commission recommended approval of the CUP as presented with a 6-0 vote.

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

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.

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 conceptional 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.



