



**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](http://WWW.STORYCOUNTYIOWA.GOV)**

<b>DATE:</b> January 18, 2023	Matthew Neubauer, Vice Chair	2026
	Andrew Friend	2027
<b>CALL TO ORDER: 4:00 pm</b>	Kelli Excell	2023
	*Nathan Hovick	2024
<b>PLACE:</b> Public Meeting Room	Elara Jondle	2024
In the Administration Building	*Absent	

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

**STAFF PRESENT:** Amelia Schoeneman; Director, Marcus Amman; Planner, Alanna Patterson; Recorder

**PUBLIC PRESENT:** Ryan Hutton

**APPROVAL OF AGENDA:**

**MOTION:** Jondle moved to approve the agenda as is.

**Motion:** Jondle

**Second:** Excell

**Voting Aye:** (MCU)

**Voting Nay:**

**Absent:** Hovick

**Motion passed.**

**APPROVAL OF MINUTES:**

**MOTION:** Jondle moved to approve the minutes as is.

**Motion:** Jondle

**Second:** Excell

**Voting Aye:** (MCU)

**Voting Nay:**

**Absent:** Hovick

**Motion passed.**

**PUBLIC COMMENTS:** none

**PUBLIC HEARINGS:** Discussion and Consideration of CUP22-000012 City of Nevada Tree Debris Site

Marcus Amman presented on the CUP22-000012 City of Nevada Tree Debris Site, staff's recommendation, as well as the Planning and Zoning Commission's recommendation.

Andrew Friend asked if the objective is to remove the debris out of the floodway.

Ryan Hutton, the applicant representing the City of Nevada, responded their current storage is where Nevada's new wastewater facility is being built so they are looking to move locations due to the floodplain. Hutton also commented on their priority to protect any natural areas from becoming a debris site. He also noted the concern for burning and it would be required for them to work with the DNR if that does ever become a prospect.

Matthew Neubauer asked if the debris site is temporary until the wastewater facility construction is completed.

Hutton responded they are unsure what the final construction looks like, and what would be most feasible to protect the area.

Amman spoke of the City initially being unaware acquiring a CUP was required.

Friend asked for clarification if this had been a previous CUP.

Amman and Hutton responded that isn't the case.

Friend asked about the size of the site and if it's large enough to accommodate major events that may produce a large amount of debris.

Hutton responded that yes, they believe this site's capacity would be enough in this case and noted they have other locations for these kind of events.

Neubauer asked if quarter mile radius notification was made and if the staff received any public comment.

Amman noted the commented he'd presented earlier was the only comment/

Neubauer opened Public Comment.

Neubauer closed Public Comment.

Schoeneman explained the next steps to approve or add/remove any conditions to the Findings of Fact to move forward.

Friend clarified on which definitions need to match the Findings of Fact.

**MOTION:** Excel moved to approve Staff's Findings of Fact recommendation: The Story County Board of Adjustment approves the Conditional Use Permit for the City of Nevada Tree Storage Debris Site as put forth in case CUP22-000012, with conditions.

**Motion:** Excell

**Second:** Jondle

**Voting Aye:** Excell, Jondle, Friend, Neubauer

**Voting Nay:**

**Not Voting:**

**Absent:** Hovick

**Motion passed.**

Amman noted the various conditions for this CUP.

Friend asked for clarification on the vegetative debris requirement.

Hutton responded no building material, etc. would be permitted.

**MOTION:** Jondle moved to approve Staff's recommendation of CUP22-000012: The Story County Board of Adjustment approves the Conditional Use Permit for the City of Nevada Tree Storage Debris Site as put forth in case CUP22-000012, with conditions.

**Motion:** Jondle

**Second:** Excell

**Voting Aye:** Jondle, Excell, Friend, Neubauer

**Voting Nay:**

**Not Voting:**

**Absent:** Hovick

Motion passed.

**NEW BUSINESS:** Election Of Officers For 2023 Calendar Year

**MOTION:** Jondle moved to vote for Matthew Neubauer to be Board of Adjustment Chair.

**Motion:** Jondle

**Second:** Excell

**Voting Aye:** (MCU)

**Voting Nay:**

**Not Voting:**

**Absent:** Hovick

Motion passed.

**MOTION:** Excell moved to vote Elara Jondle to become Board of Adjustment Vice-Chair.

**Motion:** Excell

**Second:** Neubauer

**Voting Aye:** (MCU)

**Voting Nay:**

**Not Voting:**

**Absent:** Hovick

Motion passed.

**NEW BUSINESS:** 2023 Meeting Schedule

**MOTION:** Excell moved to approve the 2023 Meeting Schedule as-is.

**Motion:** Excell

**Second:** Jondle

**Voting Aye:** (MCU)

**Voting Nay:**

**Not Voting:**

**Absent:** Hovick

Motion passed.

## **COMMENTS**

**Staff:** Schoeneman noted there may be a CUP needing the board's review in February, otherwise it will likely be March.

Schoeneman commented on the Fringe plan being worked on, and some CUPs on whether these are compatible where the city is growing and that these will need to be reviewed.

Neubauer asked for some clarification on this timeline.

Schoeneman responded there are various timelines considered for developments to keep in mind.

**Board:**

**MOTION:** Excell moved to adjourn the meeting.

**Motion:** Excell

**Second:** Jondle

**Voting Aye:** (MCU)

**Voting Nay:**

**Absent:** Hovick

Motion passed.

**ADJOURNMENT: 4:32 PM**

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**Approval of Minutes**

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**Title and Date**