

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: 01-07-2026	Ben Jensen, Chair	2030
	Ray Lee, Vice Chair	2028
CALL TO ORDER: 4:00 PM	Debbie Younkin	2026
	*Kathy Mens	2027
PLACE: Public Meeting Room	Bart Clark	2030
Administration Building	Gary Guthrie	2028
	Nathan Easter	2029
	*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

PUBLIC PRESENT: Melinda Wadsley, Craig Okerberg, Aaron Steele

ROLL CALL/QUORUM DETERMINED:

Planning and Zoning Commission

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

APPROVAL OF AGENDA:

Motion to Approve the Tentative Agenda Amending the Year from 2025 to 2026

Motion: Lee

Second: Clark
Voting Aye: All
Voting Nay: None
Not Voting: None
Absent: Mens

Motion passed. MCU.

APPROVAL OF MINUTES:

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

Motion: Lee
Second: Younkin
Voting Aye: All
Voting Nay: None
Not Voting: None
Absent: Mens

Motion passed. MCU.

PUBLIC COMMENTS: None

OLD BUSINESS: None

NEW BUSINESS:

Election Of Officers For 2026 Calendar Year

Motion to Nominate Ben Jensen as Chair

Motion: Lee
Second: Younkin
Voting Aye: All
Voting Nay: None
Not Voting: None
Absent: Mens

Motion passed. MCU.

Motion to Nominate Ray Lee as Vice-Chair

Motion: Younkin
Second: Clark
Voting Aye: All
Voting Nay: None

Not Voting: None
Absent: Mens

Motion passed. MCU.

PUBLIC HEARINGS

Discussion And Consideration Of Case Number CUP25-000004 Okerberg Mental Health Clinic – Marcus Amman

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

Marcus Amman presented Discussion and Consideration of CUP25-000004 Okerberg Mental Health Clinic, recommending to the Planning and Zoning Commission that they recommend approval to the Story County Board of Adjustment.

Ben Jensen asked the Commission if there were any questions. No questions were raised.

No public input was presented.

Motion to Recommend Approval of the proposed Conditional Use Permit to the Story County Board of Adjustment for property located at 6139 US Highway 69 Ames as put forth in Case No. CUP25-000004.

Motion: Lee
Second: Easter
Voting Aye: All
Voting Nay: None
Not Voting: None
Absent: Mens

Motion passed. MCU.

COMMENTS

Staff: Leanne Harter welcome Nathan Easter. Harter requested that the Planning and Zoning Commission consider revising their February/March calendar dates to combine the two meetings into one meeting later in February, recommending February 25, 2026.

Motion to Amend the 2026 Meeting Calendar to Set the February/March meeting dates as February 25, 2026.

Motion: Clark

Second: Lee

Voting Aye: All

Voting Nay: None

Not Voting: None

Absent: Mens

Commission: None.

ADJOURNMENT: 4:30 PM

Approval of Minutes

Title and Date