

**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