

**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: March 20 th , 2024	Matthew Neubauer, Chair	2026
	Andrew Friend	2027
CALL TO ORDER: 5:01 pm	Kelli Excell	2023
	Nathan Hovick	2024
PLACE: Public Meeting Room In the Administration Building	Elara Jondle	2024
	*Absent	

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

STAFF PRESENT: Leanne Harter, Director; Marcus Amman, Senior Planner; Andrea Wagner, Planner; Leslie Day, Recording Secretary.

PUBLIC PRESENT: Travis Anderson (via Zoom), John Dunn: Ames Water & Pollution Control (via Zoom) Crystal Rink

APPROVAL OF AGENDA:

MOTION: Jondle moved to amend the agenda, to move items 11 and 12: Closed Session, to immediately after new business.

Motion: Jondle

Second: Hovick

Voting Aye: All

Voting Nay: None

Not Voting: None

Absent: None

Motion passed. MCU.

APPROVAL OF MINUTES:

MOTION: Excell moved to approve the minutes as is.

Motion: Excell

Second: Jondle

Voting Aye: All

Voting Nay: None

Not Voting: None

Absent: None

Motion passed. MCU.

PUBLIC COMMENTS: None

NEW BUSINESS:

Election of Officers for the 2024 Calendar Year

MOTION: Jondle moved to approve Matthew Neubauer as the Chair of the Board of Adjustment.

Motion: Jondle

Second: Friend

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

Voting Nay: None

Not Voting: None

Absent: None

Motion passed. MCU.

MOTION: Hovick moved to approve Elara Jondle as the Vice-Chair of the Board of Adjustment.

Motion: Hovick

Second: Excell

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

Voting Nay: None

Not Voting: None

Absent: None

Motion passed. MCU.

2024 Meeting Schedule

MOTION: Hovick moved to approve the Meeting Schedule as presented.

Motion: Hovick

Second: Excell

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

Voting Nay: None

Not Voting: None

Absent: None

Motion passed. MCU.

CLOSED SESSION: Closed Session Pursuant To Iowa Code Section 21.5(1)(C) To Discuss Strategy With Counsel In Matters That Are Presently In Litigation Or Where Litigation Is Imminent Where Its Disclosure Would Be Likely To Prejudice Or Disadvantage The Position Of The Governmental Body In That Litigation. - Crystal Rink, Assistant Story County Attorney

MOTION: Excell moved to go into closed session.

Motion: Excell

Second: Jondle

Voting Aye: All

Voting Nay: None

Not Voting: None

Absent: None

Motion passed. MCU.

Neubauer reconvened the Board in open session.

MOTION: Jondle moved to accept the remand from the Decision issued by the Story County, Iowa District Court on February 29, 2024, in Palensky v. Story County Board of Adjustment, in Case Number CVCV052797, and conduct a new hearing and make findings of fact on the two remaining issues, the first relating to compatibility as required by Ordinance section 90.04(1)(A), and the second relating to the strong probability of undue increase in congestion in the roads as required by Ordinance section 90.04(2)(C) and 90.04(1)(C).

Motion: Jondle

Second: Friend

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

Voting Nay: None

Not Voting: None

Absent: None

Motion passed. MCU.

ADDITIONAL ITEM(S): Discussion and Consideration of CUP24-000006, Ames Water Pollution Control Facility Modification--Andrea Wagner

Andrea Wagner presented the CUP24-000006, Ames Water Pollution Control Facility Modification.

Friend asked if the improvements are new structures.

Wagner responded clarifying which buildings are going to be taken down on the site plan and which are being added to improve having a different kind of filtering process.

Neubauer asked if the blue in the site plan presented was the 500-year floodplain.

Wagner clarified it was the 100-year floodplain, and the County Floodplain Management Regulations only apply to the 100-year floodplain.

Neubauer asked if the applicant would like to speak.

Travis Anderson Project Manager for Strand, added this project is the first phase for meeting Nutrient Reduction Standards that are required by DNR which will improve the quality of the affluent that the plant discharges. He added he is open for questions.

Public Comments:

No public comments

Motion: Jondle moved to approve the Findings of Fact for CUP24-000006 as presented.

Second: Friend

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

Voting Nay: None

Not Voting: None

Absent: None

Motion passed. MCU.

Motion: Jondle moved that the Story County Board of Adjustment approves the Conditional Use Permit for Ames Water Pollution Control Facility as put forth in case CUP24-0000006, with conditions as presented.

Second: Hovick

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

Voting Nay: None

Not Voting: None

Absent: None

Motion passed. MCU.

STAFF COMMENTS

Wagner stated there will be a meeting in April.

Hovick asked what is the timeline for training as discussed earlier.

Harter explained there will be time set aside in an agenda.

MOTION: Jondle moved to adjourn the meeting.

Motion: Jondle

Second: Friend

Voting Aye: All

Voting Nay: None

Not Voting: None

Absent: None

Motion passed. MCU.

ADJOURNMENT: 6:13 PM

Mika

Approval of Minutes

Chair, 4/17/2024

Title and Date

