

**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: August 21, 2024	Matthew Neubauer, Chair	2026
	Andrew Friend	2027
CALL TO ORDER: 4:00 pm	Kelli Excell	2028
	Nathan Hovick	2024
PLACE: Public Meeting Room	Elara Jondle	2024
In the Administration Building	*Absent	

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

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

PUBLIC PRESENT: Brian Armstrong, Mike Totenhagen, Rick Baumhover, Joe Manatt.

APPROVAL OF AGENDA:

MOTION: Hovick moved to approve the agenda as is.

Motion: Hovick

Second: Jondle

Voting Aye: All

Voting Nay: None

Not Voting: None

Absent: None

Motion passed. MCU.

APPROVAL OF MINUTES:

MOTION: Jondle moved to approve the July 17 minutes.

Motion: Jondle

Second: Excell

Voting Aye: All

Voting Nay: None

Not Voting: None

Absent: None

Motion passed. MCU.

APPROVAL OF FINDINGS OF FACT:

Findings of Fact for Variance V24-000001, Baker Variance

MOTION: Hovick moved to approve the Findings of Fact for V24-000001.

Motion: Hovick

Second: Friend

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

Voting Nay: None

Not Voting: None

Absent: None

Motion passed. MCU.

Findings of Fact for Conditional Use Permit CUP24-000015, McFarland Park

MOTION: Jondle moved to approve the Findings of Fact for CUP24-000015.

Motion: Jondle

Second: Excell

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

Voting Nay: None

Not Voting: None

Absent: None

Motion passed. MCU.

Findings of Fact for Conditional Use Permit CUP24-000017, ITC Midwest Ames Substation Expansion

MOTION: Excell moved to approve the Findings of Fact for CUP24-000017.

Motion: Excell

Second: Hovick

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

Voting Nay: None

Not Voting: None

Absent: None

Motion passed. MCU.

PUBLIC COMMENTS: None

NEW BUSINESS: None

OTHER BUSINESS: None

PUBLIC HEARINGS:

Discussion and Consideration of CUP24-000016, InRoads Mineral Extraction Minor Modification Request—Andrea Wagner

Wagner presented the InRoads Mineral Extraction Minor Modification Request CUP24-000016.

Neubauer asked what were the changes to the bond.

Wagner stated she believes the bond is in the amount of \$30,000, and that amount would be adjusted based on how much the floodplain permit and the new rehabilitation plan would cost.

Neubauer also asked if this request impacts the asphalt plant.

Wagner clarified it does not impact other permits the applicant would request.

Neubauer asked if the applicant wanted to speak.

Rick Baumhover, Bishop Engineering, representing InRoads, stated he did not have anything additional to add to the staff presentation, but he was available for questions.

Board did not have questions for the applicant

MOTION: Friend moved to approve the Findings of Fact as presented.

Motion: Friend

Second: Jondle

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

Voting Nay: None

Not Voting: None

Absent: None

Motion passed. MCU.

MOTION: Jondle moved to approve alternative 2 as presented:

The Story County Board of Adjustment approves the Conditional Use Permit for the InRoads LLC Mineral Extraction Conditional Use Permit Minor Modification as put forth in case CUP24-000016, with conditions as presented.

Motion: Jondle

Second: Hovick

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

Voting Nay: None

Not Voting: None

Absent: None

Motion passed. MCU.

ADDITIONAL ITEM(S)

None

BOARD COMMENTS

Neubauer asked if there had been an appeal to the Raspberry Hills Campground Conditional Use Permit.

Staff responded there has not been an appeal.

STAFF COMMENTS

None

ADJOURNMENT

MOTION: Jondle moved to adjourn the meeting.

Motion: Jondle

Second: Excell

Voting Aye: All

Voting Nay: None

Not Voting: None

Absent: None

Motion passed. MCU.

ADJOURNMENT: 4:20 PM



Approval of Minutes

4:18 PM 09/18/2024

Title and Date