



**STORY COUNTY
PLANNING AND DEVELOPMENT
STORY COUNTY ADMINISTRATION
900 6TH STREET
NEVADA, IOWA 50201-2087**

"Commitment, Vision, Balance"

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: 10/02/2024	Ben Jensen, Chair	2025
	Ray Lee, Vice Chair	2028
CALL TO ORDER: 4:00 PM	Debbie Younkin	2026
	Kathy Mens	2027
PLACE: Public Meeting Room	Bart Clark	2025
Administration Building	*Gary Guthrie	2028
	Dalton Johnston	2024
	*Absent	

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

STAFF PRESENT: In person: Leslie Day, Recording Secretary; Leanne Harter, Director.

PUBLIC PRESENT: Ian Freeman.

APPROVAL OF AGENDA:

Motion: Mens

Second: Clark

Voting Aye: All

Voting Nay: None

Not Voting: None

Absent: Guthrie

Motion passed. MCU.

APPROVAL OF MINUTES: September 4, 2024.

Motion: Clark

Second: Mens

Voting Aye: All

Voting Nay: None

Not Voting: None

Absent: Guthrie

Motion passed. MCU.

PUBLIC COMMENTS:

None.

OLD BUSINESS:

None.

NEW BUSINESS:

None.

PUBLIC HEARINGS:

Discussion and Consideration of Case Number TA24-000002 Amending Sections of Chapter 85, General Provisions and Definitions and Chapter 90, Conditional Uses of the Story County Code of Ordinances – Land Development Regulations for a Text Amendment to Allow Truck, Trailer, and RV Garages and Conditional Uses in the A-1

Zoning District

Harter reviewed the proposed amendments to the Land Development Regulations submitted by Mr. Ian Freeman with Camper Commander. Specifically, the changes are revisions to Chapter 85, Definitions, and Chapter 90, the Conditional Use Permit chapter, to add a review approval process for a new conditional use, and that conditional use permit would be named truck trailer and RV garages, and only allowed through the conditional use permit process in the A-1 Agricultural District.

Harter noted that the applicant had previously went through the review process for an amendment to the C2C Plan which was not approved. Following that action, staff recommend the text amendment process to the applicant.

The proposed revisions were presented by Harter along with staff modifications as outlined in the staff report. She concluded staff's presentation by provided the alternatives to the Commission and noting the recommendation as stated in the staff report.

Commission Questions

Younkin questioned an inconsistency with the language describing the nature of the request. Staff responded that would be corrected prior to the Board of Supervisors' meeting.

Mens asked what the word "tractor" described and whether it would be appropriate to include the "semi" part to the proposed use. Commission members discussed whether repair semis and related vehicles would be appropriate to add.

Jensen noted the text amendment was for the entire county not just Mr. Freeman's request.

Applicant Presentation

Freeman provided examples of the types of uses subject to supplemental standards and conditions on the Conditional Use Permit chapter. He noted in developing the proposed standards submitted they tried to think ahead and put together supplemental standards that have already been approved and put them into their language. He responded they are non-automotive.

Clark asked if the applicant had any concerns to the additions added by staff. Freeman responded that the proposals had been reviewed and tried to verify they fall within the guidelines that were suggested, because they need to operate and maintain the business.

Jensen questioned whether Freeman could think outside of his current situation would any of the proposed regulations potentially be overly restrictive at another site. Freeman responded the only potential item could be if the screening requirements got too extreme and costly.

Mens asked whether this would impact the taxes. Harter clarified that Assessor's Office values the existing uses on the land.

Motion to approve alternative 2, adding semis to tractor, RV and trailer service.

Motion: Mens

Second: Clark

Voting Aye: All

Voting Nay: None

Not Voting: None

Absent: Guthrie

Motion passed. MCU.

COMMENTS

Staff:

Harter stated that October is National Community Planning Month, with the Board of Supervisors adopting a proclamation noting such and invited the members to provide testimonials for social media postings.

Commission:

None

MOTION: Clark moved to adjourn the meeting.

Second: Mens

Voting Aye: All

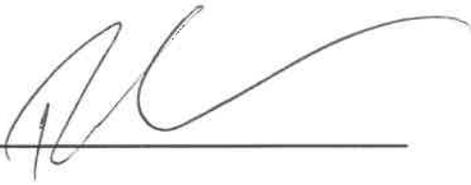
Voting Nay: None

Not Voting: None

Absent: Guthrie

Motion passed. MCU.

ADJOURNMENT: 4:30 PM



Approval of Minutes

Vice chair May 7, 2025

Title and Date