

**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: 02/05/2025 | 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 | 2025 |
| | *Absent | |

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

STAFF PRESENT: In person: Andrea Wagner, Senior Planner; Crystal Davis, County Outreach & Special Projects Manager; Leanne Harter, Director.

PUBLIC PRESENT: Rosi Brandt.

APPROVAL OF AGENDA:

Motion: Mens

Second: Lee

Voting Aye: Mens, Lee, Jensen, Younkin, Clark

Voting Nay: None

Not Voting: None

Absent: Guthrie, Johnston.

Motion passed. MCU.

APPROVAL OF MINUTES: None.

PUBLIC COMMENTS:

None.

PUBLIC HEARINGS:

Discussion and Consideration of Case Number TA25-000001 Amending Chapter 85, General Provisions and Definitions and Chapter 86, District Requirements of the Story County Code of Ordinances—Land Development Regulations for a Text Amendment to Allow Concrete and Asphalt Crushing and Stockpiling of Materials in the HI Heavy Industrial District—Andrea Wagner

Wagner presented on the request for a text amendment to Allow Concrete and Asphalt Crushing and Stockpiling of Materials in the HI Heavy Industrial District, Case TA25-000001

Clark asked if this Text Amendment request only affects the Heavy Industrial Zoning District since on their application it talks about the A1 and some other districts.

Wagner confirmed that the change is only for the Heavy Industrial Zoning District. She explained that the narrative they submitted did talk about the A1 and the Commercial Light Industrial Zoning District. But with their proposal is for the Heavy Industrial Zoning District only.

PUBLIC COMMENTS:

None.

MOTION: Younkin moved to approve Alternative 2 as presented: The Story County Planning and Zoning Commission recommends approval of the Code of Ordinance Text Amendment as put forth in case TA25-000001, as modified and presented by staff, to the Story County Board of Supervisors.

Motion: Younkin

Second: Lee

Voting Aye: Younkin, Lee, Jensen, Mens, Clark.

Voting Nay: None

Not Voting: None

Absent: Guthrie, Johnston.

Motion passed. MCU.

OLD BUSINESS:

None.

NEW BUSINESS:

Overview of the Organizational Strategic Plan Fiscal Years 2024-2029 - Crystal Davis

Davis presented the Organizational Strategic Plan Fiscal for Year 2024-2029

Work Program Update

Harter shared an update on the Work Program.

BOARD COMMENTS OR QUESTIONS:

None.

MOTION: Mens moved to approve the modifications on the work program as presented.

Motion: Mens

Second: Younkin

Voting Aye: Mens, Younkin, Clark, Lee, Jensen.

Voting Nay: None

Not Voting: None

Absent: Guthrie, Johnston

Motion passed. MCU.

COMMENTS

Staff:

Harter informed the Commission that Story County has migrated to Microsoft 365, so going forward meeting will be shared using Teams instead of Zoom.

Commission:

Younkin expressed her gratitude to staff for all their hard work.

PUBLIC COMMENTS:

Rosi Brandt asked for an update of the fall surveys and asked where the shared vision of Story County on Urban Expansion is.

Harter responded that the Surveys were sent to Libraries and to City Halls almost eighteen months ago, as far as she remembered, it was shared on social media, emails were sent. And regarding the Urban Expansion, Harter, earlier in the meeting shared about the C2C Plan, and how revisions will be made this year and next year. But, as of that moment the C2C Plan is still an adopted plan with an adopted land use framework map.

Brandt asked to clarify what Story County's vision was on letting the cities expand.

Harter explained it is a combination of both and further explained that there are some urban expansion areas surrounding all the communities. And the exercise she mentioned will evaluate those, based on the shared vision of the communities, and continuing the County's ongoing commitment to preserving prime agricultural land, as well as natural resource areas.

MOTION: Mens moved to adjourn the meeting.

Second: Younkin

Voting Aye: All

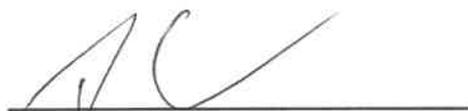
Voting Nay: None

Not Voting: None

Absent: Guthrie, Johnston

Motion passed. MCU.

ADJOURNMENT: 4:50 PM

A handwritten signature in black ink, appearing to be 'J. C.', written above a horizontal line.

Approval of Minutes

John Chase 7 May 2025

Title and Date