

**STORY COUNTY**  
**PLANNING AND DEVELOPMENT**  
STORY COUNTY ADMINISTRATION  
“Commitment, Vision, Balance”  
900 6TH STREET  
NEVADA, IOWA 50201-2087



## **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](http://WWW.STORYCOUNTYIOWA.GOV)**

<b>DATE:</b> 05/07/2025	^Ben Jensen, Chair	2025
	Ray Lee, Vice Chair	2028
<b>CALL TO ORDER: 4:02 PM</b>	Debbie Younkin	2026
	*Kathy Mens	2027
<b>PLACE:</b> Public Meeting Room	Bart Clark	2025
Administration Building	Gary Guthrie	2028
	*Dalton Johnston	2025
	*Absent	
	^ Via Zoom	

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

**STAFF PRESENT:** In person: Marcus Amman, Senior Planner; Leslie Day, County Planner; Leanne Harter, Director; Sandra King, Director of External Operations and County Services

**PUBLIC PRESENT:** Cale Bultman, David Jensen, Michael Mogard (via Zoom), Tyler Duster (via Zoom), Rachel Kesterson (via Zoom)

#### **ROLL CALL/QUORUM DETERMINED:**

#### **Planning and Zoning Commission**

Present: Younkin, Lee, Guthrie, Clark, Jensen (via Zoom)

## **Board of Supervisors**

Present: Faisal, Murken

### **APPROVAL OF AGENDA:**

**Motion:** Younkin

**Second:** Murken

**Voting Aye:** Younkin, Lee, Guthrie, Clark, Jensen (via Zoom), Faisal, Murken

**Voting Nay:** None

**Not Voting:** None

**Absent:** Mens, Johnston, Heddens

**Motion passed. MCU.**

### **Review and Discussion of the FY26 Planning and Development Work Program**

Leanne Harter reviewed the elements of the proposed FY26 Planning and Development Work Program. She noted that in prior years, this joint work session occurs towards the beginning of the calendar year, but as the work program has evolved to run on a fiscal year basis, this meeting will occur in May going forward. Harter shared that the purpose of the meeting was to review the proposed work program and gather feedback and direction. The Planning and Zoning Commission will act on the item in June and then the Board of Supervisors shortly thereafter.

Supervisor Murken questioned whether the Climate Resiliency Planning work item could be managed by another office in Story County to free up time for the Planning and Development Department. Harter described how the process was working and noted she would speak with Facilities Management Director Joby Brogden regarding the project. Supervisor Faisal commented that this could also fall in line with duties related to the CRS, which is managed by Planning and Development. Harter stated she would communicate with Mr. Brogden.

Supervisor Murken suggested that when the plan comes forward on the debris site, the plan and site be renamed something along the lines of a “disaster recovery and collection site” because debris management sounds as if the site could be in use at any time rather than in a response mode to an event as intended.

Gary Guthrie asked for more details regarding the Building Code Feasibility Study. Harter provided an update as to the status of the project, noting that requests for quotes were sent to vendors, however nothing was received so staff is regrouping for a different approach. It was expressed that the priority should be elevated from “medium” to “high”.

Murken reviewed the item she suggested be added to the work program, commenting that some of the work will be done in conjunction with the County's GIS staff, as well as Secondary Roads.

Harter reviewed the process going forwarding, noting that the Commission will act on the work program formally at the June meeting and then the Board of Supervisors the following week.

## **ADJOURNMENT**

**Motion:** Clark

**Second:** Younkin

**Voting Aye:** Clark, Younkin, Lee, Guthrie, Jensen (via Zoom), Faisal, Murken

**Voting Nay:** None

**Not Voting:** None

**Absent:** Mens, Johnston, Heddens

**Motion Passed**

**WORKSESSION ADJOURNMENT: 4:40 PM**

**CALL TO ORDER; REGULARLY SCHEDULED COMMISSION MEETING: 4:48 PM**

**ROLL CALL/QUORUM DETERMINED:** Clark, Younkin, Lee, Guthrie, Jensen (via Zoom)

## **APPROVAL OF AGENDA:**

**Motion:** Clark

**Second:** Younkin

**Voting Aye:** Clark, Younkin, Lee, Guthrie, Jensen (via Zoom)

**Voting Nay:** None

**Not Voting:** None

**Absent:** Mens, Johnston.

**Motion Passed MCU.**

## **APPROVAL OF MINUTES:**

**October 2, 2024**

**Motion:** Younkin

**Second:** Guthrie

**Voting Aye:** Younkin, Guthrie, Jensen (via Zoom), Clark, Lee

**Voting Nay:** None

**Not Voting:** None

**Absent:** Mens, Johnston.

**Motion Passed MCU.**

**December 4, 2024**

**Motion:** Younkin  
**Second:** Clark  
**Voting Aye:** Younkin, Clark, Jensen (via Zoom), Guthrie, Lee  
**Voting Nay:** None  
**Not Voting:** None  
**Absent:** Mens, Johnston.  
**Motion Passed MCU.**

**February 5, 2025**

**Motion:** Younkin  
**Second:** Clark  
**Voting Aye:** Younkin, Clark, Jensen (via Zoom), Guthrie, Lee  
**Voting Nay:** None  
**Not Voting:** None  
**Absent:** Mens, Johnston.  
**Motion Passed MCU.**

**PUBLIC COMMENTS:**

None

**OLD BUSINESS**

None

**NEW BUSINESS**

**Consideration of Revisions to 2025 Meeting Schedules**

Harter explained the request for amendments to the meeting schedule for a pilot program for over a six-month period. Younkin said from the perspective of the public, extending the timeframe may have some implications for their planning. Marcus Amman noted that at the time of the Conceptual Review meeting, deadlines are given for the next two months so applicants can plan accordingly.

**Motion:** Clark  
**Second:** Younkin  
**Voting Aye:** Clark, Younkin. Jensen (via Zoom), Guthrie, Lee  
**Voting Nay:** None  
**Not Voting:** None  
**Absent:** Mens, Johnston.  
**Motion Passed MCU.**

## PUBLIC HEARINGS

### Discussion and Consideration of Case Number TA25-000002 Golf Course – Marcus Amman

Amman provided an overview of the proposed text amendment submitted by The Silo Club, formally known as the Indian Creek Country Club. The request is to amend the part of the definition of what a golf course is to include cabins and lodges with the sections of the code being requested including Chapter 85, Definitions and Chapter 90, the Conditional Use Permit chapter. Amman commented that all requirements for a Text Amendment request are met and that Planning and Development staff recommend approval with one condition relating to adding a section of supplemental standards to the conditional use permits with relation to golf courses.

The proposed Text Amendments are below:

117. "Golf course" means a lot, parcel, or tract of land laid out for at least nine holes for playing the game of golf, whether public or private, and improved with tees, greens, fairways, and other game-related hazards, within which the area is not artificially illuminated. A golf course may include a clubhouse, restrooms, driving range, pitch-and-putt practice range, **cabins or lodging**, shelters as accessory uses, but excludes miniature golf courses. The clubhouse may provide additional services customarily furnished such as swimming and related retail sales that may include a restaurant and cocktail lounge if approved as part of the required conditional use permit.

#### **90.08 (11) Cabins located on golf courses.**

**A. A golf course designed as a 9-hole golf course may be permitted up to 3 cabins with an occupancy not to exceed 8 people per cabin.**

**B. A golf course designed as an 18-hole golf course may be permitted up to 6 cabins with an occupancy not to exceed 8 people per cabin.**

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**(1) A golf course is designed as an 18-hole golf course if that golf course has 18 unique Tee Boxes and 18 unique Greens.**

Clark questioned how staff came up with three cabins per nine holes. Amman reviewed the research completed by staff. He commented that with the areas where golf courses are located, Staff developed supplemental standards so that the impacts could be minimized.

Guthrie asked whether the golf course has presented a specific number of cabins. Amman replied that while Staff was presented with a preliminary plan, no specifics requests were submitted.

**PUBLIC COMMENTS:**

None.

**Motion: The Story County Planning and Zoning Commission recommends approval of the proposed Text Amendment to the Story County Code of Ordinances as put forth in Case No. TA25-000002, with conditions.**

**Motion:** Guthrie

**Second:** Clark

**Voting Aye:** Guthrie, Clark, Younkin, Jensen (via Zoom), Lee

**Voting Nay:** None

**Not Voting:** None

**Absent:** Mens, Johnston.

**Motion Passed MCU.**

**Discussion and Consideration of Case Number CUP25-000009 Crossfit Oxygen Fitness – Marcus Amman**

Amman presented the staff report and materials submitted for consideration by the Planning and Zoning Commission. Staff stated that all Standards for Approval have been met. No comments or concerns prior to the Planning and Zoning Commission meeting from the Public were received. Amman presented the staff recommendation that the Story County Planning and Zoning Commission recommends approval of the proposed Conditional Use Permit to the Story County Board of Adjustment for property located at 2851 E 190th St Ames as put forth in Case No. CUP25-000009.

Clark asked who lived in the house next to the building proposed to be used for the facility. Amman responded that was where the applicant resides.

**PUBLIC COMMENTS:**

The Applicant Mike Mogard commented that the site provides a unique opportunity to have this business on their property. Mogard expressed that health and wellness for their family is something they have really enjoyed sharing with people of Story County and are excited to be to have the opportunity to be able to continue to offer the service a little closer to home.

**Motion: The Story County Planning and Zoning Commission recommends approval of the proposed Conditional Use Permit to the Story County Board of Adjustment for property located at 2851 E 190th St Ames as put forth in Case No. CUP25-000009.**

**Motion:** Clark

**Second:** Younkin

**Voting Aye:** Clark, Younkin, Jensen (via Zoom), Guthrie, Lee

**Voting Nay:** None

**Not Voting:** None

**Absent:** Mens, Johnston.

**Motion Passed MCU.**

**Discussion and Consideration of OZM25-000001 - Manatt's Rezoning Request –  
Leanne Harter**

Prior to staff presentation on the proposed rezoning request, Commission Member Jensen recused himself from discussion and consideration of the item.

Harter reviewed the proposed rezoning request, noting the applicable districts and the nature of the proposed use. The request is to rezone from a combination of A-1 and C-LI to HI-Heavy Industrial. She reviewed the history of the uses on the site as presented in the staff report. Harter outlined the standards for approval applicable for rezonings. She addressed the standard related to conformance with the C2C Cornerstone to Capstone plan, noting that the zoning compatibility matrix indicates the nature of the use in the HI Heavy Industrial District would be compatible with Urban Expansion Areas. Harter further commented that these types of concrete and asphalt recycling would be consistent with the plan as these uses are generally clustered adjacent to city limits, and as high, intense uses that may be more appropriate in unincorporated areas.

Harter commented that the applicant had requested amendments to the HI District earlier this year to add concrete mixing concrete products, manufacture, and concrete and asphalt, recycling and stockpiling material subject to standards.

Regarding compatibility with surrounding land uses and development, Harter noted the proposed location is contiguous to city limits of Ames and along a paved road, also near gravel and sand extraction sites, and possibly future sand and gravel extraction sites.

She discussed the standard regarding the protection of environmental resources, relaying the standard requires that when parcels have 50% of gross acreage as lands identified on the C2C Plan as Natural Resource Areas, the parcels cannot be rezoned without conditions of approval or outright denial of the request. Harter outlined the concerns shared by Michael Cox, Story County Conservation Director, and indicated that staff crafted conditions of approval related to these concerns.

Harter noted that notice was sent to the City of Ames on April 29. In response, there is a letter from the City of Ames requesting Story County deny the rezoning and provide a justification for their request. She also noted Staff had received one phone inquiry regarding the proposed rezoning and that individual is in attendance at the meeting.

Harter reviewed the proposed conditions of approval recommended by Staff, including the following:

1. Prior to the third and final consideration of the ordinance adopting the rezoning, the applicants and the City of Ames reach an annexation agreement that defines timeframes and expectations for the property upon annexation.
2. The property can only be used for “Concrete mixing, concrete products manufacture, and Concrete and asphalt recycling and stockpiling of materials,” and not any of the other principal permitted uses in the HI district that carry greater risks for contamination of surface water.
3. Working with Story County Conservation, the applicant shall place appropriate portions of both parcels into a conservation easement or agree to rezone the property to GB/C – Greenbelt Conservation District. This area shall be described in writing with a legal description prior to the third and final consideration of the ordinance rezoning to HI-Heavy Industrial by the Board of Supervisors.
4. Working with Story County Conservation, the applicant shall identify the species, size and quantities of their proposed hedge and such landscaping shall be installed at the time zoning permits are issued.

She concluded the presentation by providing the Commission with their alternatives and recommending the following action:

The Story County Planning and Zoning Commission recommends approval of the proposed Story County Zoning Map Amendment from the A-1 Agricultural District and C-LI Commercial-Light Industrial District to the HI – Heavy Industrial District for property located at 1901 S Dayton Ave as put forth in Case No. OZM25-000001, with conditions.

Guthrie asked for clarification that the Commission is only acting on the proposed rezoning request. Harter confirmed and noted that the Board of Supervisors, if the proposed is successfully rezoned, will be the approving body of any site plans, as applicable.

Guthrie questioned whether this is an expansion of the site. Harter commented it would be best for the applicants to provide clarification on their plans.

#### **PUBLIC COMMENTS:**

Tyler Duster, representing Manatt’s, commented that the current floodplain will be addressed with FEMA. He expressed that plan for now is not to make the site larger as much work has already occurred in the past five years. He noted they submitted the text amendment to the HI District because crushing seems to be more in line with the nature of uses in that district.

David Jensen commented that the proposed property to be rezoned is in the Natural Resource Area designation on the C2C Plan, stating that the number one principle of the designation says to generally discourage development within that area. He further stated

that principle two requires applicants to mitigate impacts of proposed developments contiguous to areas identified as Natural Resource Area.

Jensen described the gateway project proposed on his property, containing approximately 200 apartments, two restaurants, and large green space areas that would be used for small golf things and water elements. He stated that the proposed rezoning is not compatible with his future plans for the piece of ground.

Guthrie asked whether Mr. Jensen's site was in a floodplain. Jensen responded affirmatively, noting that the City of Ames has done a lot of remediation work through the creeks and streams and with bridges on Highway 30 getting bigger, he expressed his opinion that the whole floodplain thing is changing.

Guthrie expressed his concerns relating to development in the floodplain in general.

Duster commented they are limited to only concrete plant and crushing activities on this property if the rezoning is approved.

Jensen noted the intention is to have a gateway project where the design of the project located the housing and other elements to the southwest corner of his property.

Younkin asked that Mr. Jensen share the location of his property. Jensen identified it for the Commission members.

**Motion: The Story County Planning and Zoning Commission recommends approval of the proposed Story County Zoning Map Amendment from the A-1 Agricultural District and C-LI Commercial-Light Industrial District to the HI – Heavy Industrial District for property located at 1901 S Dayton Ave as put forth in Case No. OZM25-000001, with conditions.**

**Motion:** Younkin

**Second:** Lee

**Voting Aye:** Younkin, Lee

**Voting Nay:** Clark, Guthrie

**Not Voting:** Jensen (recused)

**Absent:** Mens, Johnston.

**Motion. 2-2**

## **COMMENTS**

**Staff:**

Harter commented the work program will be on the June meeting agenda.

**Commission:**

None.

**ADJOURNMENT**

**Motion:** Clark

**Second:** Younkin

**Motion passed. MCU**

**ADJOURNMENT: 5:59 PM**

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**Approval of Minutes**

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**Title and Date**