

**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**

<b>DATE:</b> September 17, 2025	Matthew Neubauer, Chair	2026
	Andrew Friend	2027
<b>CALL TO ORDER:</b> 4:00 pm	Kelli Excell	2028
	Nathan Hovick	2029
<b>PLACE:</b> Public Meeting Room	Elara Jondle	2025
In the Administration Building and Zoom	*Absent	

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

**STAFF PRESENT:** Leanne Harter, Director; Marcus Amman, Senior Planner; Leslie Day, Planner; Chloe Mitchell, Recording Secretary

**PUBLIC PRESENT:** Matthew Voorhees, Andrew Allen, Keith Weggen

**ROLL CALL/QUORUM DETERMINED:**  
All Present

**APPROVAL OF AGENDA:**

**Motion:** Kelli Excell  
**Second:** Elara Jondle  
**Voting Aye:** All  
**Voting Nay:** None  
**Not Voting:** None  
**Absent:** None

**Motion passed. MCU.**

**APPROVAL OF MINUTES:**

[August 20, 2025 Minutes](#)

**Motion:** Elara Jondle  
**Second:** Andrew Friend  
**Voting Aye:** All  
**Voting Nay:** None  
**Not Voting:** None  
**Absent:** None

**Motion passed. MCU.**

**PUBLIC COMMENTS:** None.

**NEW BUSINESS:** None.

**PUBLIC HEARINGS**

**APPROVAL OF FINDINGS OF FACT:**

CUP25-000014 Findings Of Fact

[HGP FINDINGS OF FACT.PDF](#)

**Motion:** Kelli Excel  
**Second:** Elara Jondle  
**Voting Aye:** All  
**Voting Nay:** None  
**Not Voting:** None  
**Absent:** None

**Motion passed. MCU.**

CUP25-000015 Findings Of Fact

[DRAFT CUP25-000015 DAKINS LAKE PARK FINDINGS OF FACT.PDF](#)

**Motion:** Elara Jondle  
**Second:** Kelli Excel  
**Voting Aye:** All  
**Voting Nay:** None  
**Not Voting:** None  
**Absent:** None

**Motion passed. MCU.**

CUP25-000016 Findings Of Fact

[DRAFT CUP25-000016 PRAIRIE VALLEY PARK FINDINGS OF FACT.PDF](#)

**Motion:** Andrew Friend

**Second:** Elara Jondle

**Voting Aye:** All

**Voting Nay:** None

**Not Voting:** None

**Absent:** None

**Motion passed. MCU.**

CUP25-000019 Findings Of Fact

[CUP25000019 FINDINGS OF FACT.PDF](#)

**Motion:** Kelli Excel

**Second:** Elara Jondle

**Voting Aye:** All

**Voting Nay:** None

**Not Voting:** None

**Absent:** None

**Motion passed. MCU.**

**PUBLIC HEARINGS:**

Discussion and Consideration of Case Number CUP25-000018 YSS Phase 2

[STAFF REPORT CUP25000018 BOA.PDF](#)

[EMBER RECOVERY CAMPUS PHASE 2 - CUP NARRATIVE.PDF](#)

[EMBER RECOVERY CAMPUS PHASE 2 - SITE DIAGRAMS.PDF](#)

[EMBER OWNER AFFIDAVIT.PDF](#)

Marcus Amman presented Discussion and Consideration of Case Number CUP25-000018 YSS Phase 2.

Matthew Neubauer asked for clarification on the fourteen-day ground disturbance.

Amman stated how erosion control measures are calculated, you can move dirt as much as you want, but if you are not going to move it for 14 days you must stabilize it and weeds don't count as stabilization.

Neubauer clarified it is a flood control requirement.

Amman confirmed and stated it is an erosion control requirement that is part of the NPDES permit as well.

Andrew Allen, President and CEO of YSS, thanked the Board of Adjustment and the Planning and Development team for consideration and leading through the process. He stated this project was a planned enhancement to the program that has been in operation since January. He stated Ember Campus is currently serving 28 youth from across the state in a best-in-class addiction treatment for youth and young adults in the State of Iowa. He stated they are thankful to have Ember Campus be a part of Story County and that it was the largest investment in children's behavior and health in the State of Iowa's history. He stated Phase Two allows them to connect with the communities and have volunteers to participate in recovery processes.

**Motion:** Andrew Friend motioned approval of Findings of Fact for CUP25-000018

**Second:** Elara Jondle

**Voting Aye:** All

**Voting Nay:** None

**Not Voting:** None

**Absent:** None

**Motion passed. MCU.**

**Motion:** Elara Jondle motioned approval of CUP25-000018 with conditions as noted in presentation.

**Second:** Kelli Excell

**Voting Aye:** All

**Voting Nay:** None

**Not Voting:** None

**Absent:** None

**Motion passed. MCU.**

**NEW BUSINESS:**

Consideration of Extension Request for Case Number CUP02-16.1

**Documents:**

[EXTENSION REQUEST MEMO.PDF](#)

Leanne Harter presented Consideration of Extension Request for Case Number CUP02-16.1

Neubauer asked if anything has changed substantially in the regulations.

Harter stated nothing has changed.

Elara Jondle asked if there is a limit to how many times the applicant can keep reextending the permit.

Harter said there is no limit.

**Motion:** Kelli Excell motioned approval with an extension period of 1 year  
**Second:** Andrew Friend  
**Voting Aye:** All  
**Voting Nay:** None  
**Not Voting:** None  
**Absent:** None

**Motion passed. MCU.**

**OTHER BUSINESS:** None.

**BOARD COMMENTS**

None.

**STAFF COMMENTS**

Harter stated there will most likely be a meeting in October.

Harter thanked the Board for the extension of the application timeframe for meetings and recommended keeping the one-month time frame for next year.

**ADJOURNMENT**

**Motion:** Elara Jondle  
**Second:** Nathan Hovick  
**Voting Aye:** All  
**Voting Nay:** None  
**Not Voting:** None  
**Absent:** None

**Motion passed. MCU.**

**ADJOURNMENT: 4:27 PM**



**Approval of Minutes**



**Title and Date**

