

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

<b>DATE:</b> August 20, 2025	Matthew Neubauer, Chair	2026
	Andrew Friend	2027
<b>CALL TO ORDER: 4:00 pm</b>	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.

**PUBLIC PRESENT:** Cale Bultman, Karen Mannes, Londell Mannes.

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

**APPROVAL OF AGENDA:**

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

**Motion passed. MCU.**

**APPROVAL OF MINUTES:**

[June 25, 2025 - 06 25 BOA MINUTES.PDF](#)

**MOTION:** Andrew Friend moved to approve June 25, 2025, minutes.

**Motion:** Friend

**Second:** Jondle

**Voting Aye:** All

**Voting Nay:** None

**Not Voting:** None

**Absent:** None

**Motion passed. MCU.**

**PUBLIC COMMENTS:** None.

**NEW BUSINESS:** None.

**PUBLIC HEARINGS**

Discussion and Consideration of Case Number CUP25-000019 the Silo Club Cabins and Maintenance Building - Marcus Amman

Documents:

[BOA STAFF REPORT.PDF](#)

[NARRATIVE.PDF](#)

[SITE PLAN.PDF](#)

[MAINTENANCE BUILDING PLAN SET.PDF](#)

[SILO CLUB CABINS CONCEPT PLAN.PDF](#)

[OWNER AFFIDAVIT.PDF](#)

Marcus Amman presented CUP25-000019 the Silo Club Cabins and Maintenance Building and provided a staff overview of the proposed conditional use permit request.

Chair Matthew Neubauer opened public comment, and hearing none, closed public comment.

**APPROVAL OF FINDINGS OF FACT:**

**Motion:** Friend

**Second:** Excell

**Voting Aye:** All

**Voting Nay:** None

**Not Voting:** None

**Absent:** None

**Motion passed. MCU.**

**APPROVAL OF CUP25-000019 THE SILO CLUB CABINS AND MAINTENANCE BUILDING**

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

**Motion passed. MCU.**

Discussion and Consideration of Case Number CUP25-000014 Hickory Grove Park

Documents:

[STAFF REPORT BOA CUP25-000014.PDF](#)  
[HGP CUP APPLICATION NARRATIVE AND MASTER PLAN.PDF](#)

Leanne Harter presented CUP25-000014 Hickory Grove Park and provided a staff overview of the proposed conditional use permit request.

Chair Neubauer opened public comment, and hearing none, closed public comment.

**APPROVAL OF FINDINGS OF FACT:**

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

**Motion passed. MCU.**

**APPROVAL OF CUP25-000014 HICKORY GROVE PARK**

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

**Motion passed. MCU.**

Discussion and Consideration of Case Number CUP25-000015 Dakins Lake

Documents:

[STAFF REPORT CUP25-15 BOA.PDF](#)  
[CUP25-15 APPLICATION SUBMITTED FILES.PDF](#)  
[DAKINS PARK FLOOR PLAN.PDF](#)

Leslie Day presented CUP25-000015 Dakins Lake and provided a staff overview of the proposed conditional use permit request.

Chair Neubauer opened public comment, and hearing none, closed public comment.

**APPROVAL OF FINDINGS OF FACT:**

**Motion:** Jondle

**Second:** Excell

**Voting Aye:** All

**Voting Nay:** None

**Not Voting:** None

**Absent:** None

**Motion passed. MCU.**

**APPROVAL OF CUP25-000015 DAKINS LAKE**

**Motion:** Excell

**Second:** Hovick

**Voting Aye:** All

**Voting Nay:** None

**Not Voting:** None

**Absent:** None

**Motion passed. MCU.**

Discussion and Consideration of Case Number CUP25-000016 Prairie Valley Preserve Park

Documents:

[STAFF REPORT - CUP BOA.PDF](#)

[CUP25-16 APPLICATION SUBMITTED FILES.PDF](#)

Day presented CUP25-000016 Prairie Valley Preserve Park and provided a staff overview of the proposed conditional use permit request.

Chair Neubauer opened public comment, and hearing none, closed public comment.

Excell questioned how the park will be promoted for use to the public beyond simply the residents of the subdivision.

Hovick asked staff to share the overall map again and noted that the location of the shelter seemed to be out of place, asking for clarification as to how it connects to the trail.

Day described the walkway/trail that connects the parking area to the new wetland. She noted the wetland and rare prairie remnants serve as attractions to individuals outside the development, with individuals such as Iowa State students coming to study the area.

Neubauer clarified that the parking area for the park is right upon entry into the subdivision.

Amman stated the trail leads from the parking north along 170<sup>th</sup>, and then down into the park wetland and prairie areas.

Hovick commented that the shelter seems like a picnic area for the residents of this neighborhood, and not beneficial to the county as a whole. He asked what existing signs are present on site and how park patrons are directed to the trail from the parking area.

Hovick questioned how Story County Conservation ended up with ownership of the shelter area rather than being a dedicated residential lot.

Harter noted that it was established during the approval of the subdivision and negotiations with the developer.

Amman noted that the busy intersection limited safe access further at the west side, along with the physical constraints of the property and floodplain which pushed the parking and shelter location towards the location it is at.

Elara Jondle questioned whether the area on the map east of the wetland area was a creek. Amman noted that was an area where grading had occurred and would be the future development for the third filing of the subdivision plat.

Neubauer commented that the location of the shelter and perceived limitations by the public for use given the location within the subdivision does not affect the action on the CUP but is very questionable.

**APPROVAL OF FINDINGS OF FACT:**

**Motion:** Jondle

**Second:** Friend

**Voting Aye:** All

**Voting Nay:** None

**Not Voting:** None

**Absent:** None

**Motion passed. MCU.**

**APPROVAL OF CUP25-000016 PRAIRE VALLEY PRESERVE PARK**

**Motion:** Hovick

**Second:** Jondle

**Voting Aye:** All

**Voting Nay:** None

**Not Voting:** None

**Absent:** None

**Motion passed. MCU.**

Excell voted in favor, however, commented her preference to abstain from the vote.

**OTHER BUSINESS:** None.

**BOARD COMMENTS**

None.

**STAFF COMMENTS**

Harter shared that meetings through the end of the year will be via Zoom rather than Teams as originally anticipated.

She also noted that if members want to receive mileage for travel to and from meetings, as well as site visits, please notify staff, and staff will coordinate the claims and process with Board members.

**ADJOURNMENT**

**MOTION:** Jondle moved to adjourn the meeting.

**Motion:** Jondle

**Second:** Hovick

**Voting Aye:** All

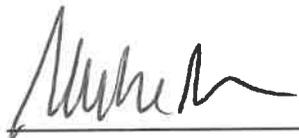
**Voting Nay:** None

**Not Voting:** None

**Absent:** None

**Motion passed. MCU.**

**ADJOURNMENT: 4:57 PM**



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**Approval of Minutes**

9/17/25 4:29 PM

**Title and Date**