

**STORY COUNTY  
PLANNING AND ZONING**  
STORY COUNTY ADMINISTRATION  
900 6<sup>TH</sup> STREET  
NEVADA, IOWA 50201-2087  
*Vision, Balance*



*"Commitment,*

**515-382-7245**  
**515-382-7294 (FAX)**

**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> November 2, 2016	Aaron Steele, Chair	2018
	*Carla Barnwell	2020
<b>CALL TO ORDER:</b> 5:00 p.m.	*Linda Murken	2020
<b>PLACE:</b> Public Meeting Room	Nancy Miller	2016
Administration Building	Ruth Hulstrom (arrived at 5:06)	2017
	Marvin Smith (left at 7:15)	2018
	Jerry Cable	2019
	*Absent	

**ADJOURNMENT:** 7:45 PM

**STAFF PRESENT:** Jerry Moore, Director; Emily Zandt, Planner; Amelia Schoeneman, Intern; Stephanie Jones, Recording Secretary; Leanne Harter.

**PUBLIC PRESENT:**

**ROLL CALL:** Cable, Steele, Smith, Hulstrom (arrived at 5:06), Miller  
**ABSENT:** Murken, Barnwell

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**APPROVAL OF AGENDA (MCU)**

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**APPROVAL OF MINUTES (MCU)**  
September 7, 2016

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**PUBLIC COMMENTS:** Opened 5:03 p.m. – Closed 5:03 p.m.  
None

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**CONSIDERATION OF RECOMMENDATION TO THE BOARD OF SUPERVISORS REGARDING THE CORNERSTONE TO CAPSTONE FINAL IMPLEMENTATION MATRIX DRAFT**

Jerry Moore stated that the implementation of C2C identifies the role and responsibility of each department with regard to various tasks that need to be accomplished. Leanne Harter gave a brief overview of the C2C implementation process and asked for approval for recommendation of the Final C2C Implementation Matrix Draft to the Board of Supervisors.

**MOTION:** The Story County Planning and Zoning Commission recommends approval of the Cornerstone To Capstone Final Implementation Matrix Draft to the Story County Board of Supervisors.

**Motion:** Miller

**Second:** Smith

**Voting Aye:** Smith, Hulstrom, Cable, Steele, Miller

**Voting Nay:** None

**Not Voting:** None

**Absent:** Murken, Barnwell

**Vote:** (4-1)

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**NEW BUSINESS**

**APPOINTMENT OF PLANNING AND ZONING COMMISSION MEMBER TO CONFINED ANIMAL FEEDING OPERATION COUNTY COMMITTEE.**

Discussion occurred amongst the commission members to determine who has experience with animals.

**MOTION: Appointment of Aaron Steele to the CAFO Committee.**

**Motion:** Miller

**Second:** Cable

**MCU**

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**PUBLIC HEARINGS**

**CUP05-16 STORY COUNTY CONSERVATION HICKORY GROVE PARK SHOWER/SHELTER BUILDING**

Jerry Moore presented the staff report and stated that the original shower and restroom building had been built in the early 1970's. Mr. Moore gave an overview of the proposed Conditional Use Permit and stated that the plan is to remove the existing shower and restroom building and replace it with a new building in the same location. The proposed building will also serve as a storm shelter. Staff recommended approval. The Commission asked various questions of staff and applicant.

**MOTION: The Story County Planning and Zoning Commission recommends approval of the Conditional Use Permit as put forth in case CUP05-16, with conditions, to the Story County Board of Adjustment, and directs staff to place the case on the November 9, 2016, Board of Adjustment special meeting agenda.**

- 1. The applicant shall submit a drawing with the zoning permit application prior to constructing the new shower and shelter building showing the 20% landscape area of the impervious surface added to the site.**
- 2. The applicant shall also submit a drawing showing proposed erosion control measures prior to doing any site grading.**

**Motion:** Hulstrom

**Second:** Miller

**Voting Aye:** Hulstrom, Smith, Miller, Steele, Cable

**Voting Nay:** None

**Not Voting:** None

**Absent:** Barnwell, Murken

**Vote:** (5-0)

**CUP07-13.1 Building Energy Holding, LLC MET Tower**

Emily Zandt presented the staff report and stated that in 2013 a Conditional Use Permit for the wind energy conversion system was approved. In order to monitor the performance of the wind turbines, a meteorological tower is used as a controlled variable and the MET tower was not included in the original CUP because the location for the MET tower had not been determined at that time. Ms. Zandt gave an overview of the proposed Conditional Use permit and Staff recommended approval with conditions. The commission asked questions of the applicant about the type of fence that would be installed for security issues. The applicant stated that the fence is not required, but that they are installing the fence for extra security measures. The step pegs on the tower will also be removed up to 15'.

**MOTION: The Story County Planning and Zoning Commission recommends approval of the Conditional Use Permit for the Meteorological Tower as put forth in case CUP07-13.1, with conditions, to the Story County Board of Adjustment, and directs staff to place the case on the Board of Adjustment agenda.**

- 1. Building Energy Holdings must provide an Insurance Bond for the decommissioning of the MET Tower before the zoning permit is issued.**

**Motion:** Smith

**Second:** Cable

**Voting Aye:** Cable, Steele, Smith, Hulstrom, Miller

**Voting Nay:** None

**Not Voting:** None

**Absent:** Barnwell, Murken

**Vote:** (5-0)

### **MCHOSE REZONING REQUEST**

Emily Zandt presented the staff report and stated that the applicant would like to rezone the southern 5.72 acres to make the zoning consistent with the property's use and the surrounding zoning from Commercial Industrial to Agriculture. The northern portion of the property and the unincorporated properties to the west and north are currently zoned A-1 Agricultural. Ms. Zandt also pointed out that it would be difficult to accommodate any commercial or light industrial use because of the floodplain and planning requirements. The applicant would also like an amendment to the Story County Future Land Use Map from Commercial Industrial to an Agricultural Conservation Area to be considered. The configuration of the parcel is likely too narrow to accommodate a commercial/industrial use. Amending the Future Land Use Map to designate this parcel Agricultural Conservation Area and Natural Resource Area will better align with the proposed open space land use of the property. Designating the property as Agricultural Conservation Area rather than Commercial/Light Industrial will further reduce the risk of environmental contamination to the site, traffic impacts along Lincoln Highway, and is a more appropriate use near to the dwellings within and outside of the City of Nevada's corporate limits.

There were no public comments.

**MOTION: The Story County Planning and Zoning Commission recommends approval of the Story County Zoning Map Amendment from C-LI Commercial/Light Industrial to A-1 Agricultural and the Story County C2C Future Land Use Map Amendment from Commercial-Industrial Area to Agricultural Conservation Area, as put forth in case REZ01-16, to the Story County Board of Supervisors.**

**Motion:** Cable

**Second:** Hulstrom

**Voting Aye:** Smith, Cable, Miller, Hulstrom, Steele

**Voting Nay:** None

**Not Voting:** None

**Absent:** Barnwell, Murken

**Vote:** (5-0)

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### **2016 STORY COUNTY PLANNING AND DEVELOPMENT WORK PROGRAM**

#### **FARM RETAIL OR NOVELTY**

Amelia Schoeneman presented the Farm Retail Or Novelty processes. At the September 6, 2016, Planning and Zoning Commission meeting, the Commission assigned the Planning and Development department to create more guidance on the definition of farm, retail or novelty and expectations for the use. The Commission also wanted the Department to look at two processes for farm, retail or novelty permitting: the current Conditional Use Permit process and an administrative permitting of farm, retail and novelty uses, modeled after the home business permitting process. Ms. Schoeneman presented the

comparison of the processes and recommended the Commission move to have staff amend the conditional use permit process for a farm, retail or novelty with additional submittal requirements.

**MOTION: The Planning and Zoning Commission recommends pursuing the amendment to the conditional use permit process and also instructed the department to identify how a small agricultural business might work within the Home Business Permit review process instead of the Conditional Use Permit process.**

**Motion: Steele**  
**Second: Smith**  
**MCU**

**SOUTH RIDGE STREET VACATION ADM01-16**

Jerry Moore presented the street vacation request that was originally approved in 2002, but errors had been found in the legal description after recording. Discussion occurred about why this process has taken so long and Mr. Moore stated that it was added to the 2015 work program. The Commission asked questions about why only part of the wedge was being vacated and not the entire bulb. Consideration was also being given to the cost of surveying and changing abstracts.

**MOTION: The Story County Planning and Zoning Commission recommends approval of the South Ridge street vacation as submitted, and directs staff to place the item ADMN 01-16 on the November 15, 2016 Board of Supervisor's meeting agenda.**

**Motion: Smith**  
**Second: Hulstrom**  
**Voting Aye: Miller, Smith, Cable, Steele, Hulstrom**  
**Voting Nay: None**  
**Not Voting: None**  
**Absent: Barnwell, Murken**  
**Vote: (5-0)**

**SPECIAL EVENTS ORDINANCE DRAFT 3**

Jerry Moore updated the Commission on the third draft of the Special Events Ordinance. Much discussion occurred between Staff and Commission about how to proceed with this item. The Commission would like to see a final version of the ordinance next month and go ahead and forward either a support or denial recommendation to the Board of Supervisors at that time.

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**COMMENTS:**

**STAFF:**

Jerry Moore gave an update and stated that next month there will be a joint session with the Planning and Zoning Commission and Board of Supervisors for the 2017 work program items. There are 16 C2C Implementation items that Staff would like to have added to the Work Program. Also, with the growth of the Planning and Development department the Board of Supervisors has approved hiring a new planner.

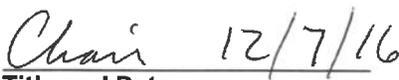
**COMMISSION:**

None

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**ADJOURNMENT: 7:45PM**

  
**Approval of Minutes**

  
**Title and Date**