

STORY COUNTY PLANNING AND DEVELOPMENT
STORY COUNTY ADMINISTRATION
900 6TH STREET
NEVADA, IOWA 50201-2087
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"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: November 4, 2020	Cheryl Moss (Zoom)	2020
	*PJ McBride	2021
CALL TO ORDER: 4:00 PM	Kathy Mens, Vice Chair (Zoom)	2022
PLACE: Zoom Meeting Originating	Wendie Schneider (Zoom)	2023
From Administration Building	Ben Jensen (Zoom)	2020
	Ray Lee	2023
	*Dalton Johnston	2024
	*Absent	

Special Note: Due to recommendations to social distance in order to help slow the spread of the COVID-19 virus, the capacity of our meeting room is significantly limited. Therefore, public access to the meeting was provided via Zoom. Members of the public could participate by using the information found at the bottom of the agenda.

STAFF PRESENT: Amelia Schoeneman, Interim Director; Stephanie Jones, Recording Secretary

PUBLIC PRESENT: None

APPROVAL OF AGENDA (MCU)

Motion by Mens, Second by Schneider to approve agenda

APPROVAL OF MINUTES

October 7, 2020

Motion by Mens, Second by Schneider to approve the October 7, 2020 minutes.

Voting Aye: Mens, Schneider, Moss, Lee, Jensen

Absent: McBride, Johnston

PUBLIC COMMENTS: None

PUBLIC HEARINGS

ShIPLEY and Iowa Center Community Survey Work Program Item

Amelia Schoeneman stated that as part of the Planning and Development Department's work program, our staff, the Director of Environmental Health, Margaret Jaynes, and County Engineer, Darren Moon, surveyed residents of the Shipley and Iowa Center communities to assess the communities' needs. Due to COVID-19, pandemic a second survey was sent instead of holding community meetings. Citizens raised concerns regarding property maintenance, traffic enforcement, access to broadband and internet connectivity, access and quality of water, and transportation concerns relating to the school buses. Schoeneman provided a summary of the survey results and the areas of concern requiring additional action and follow-up by staff. Staff recommends that the Commission recommend the Board of Supervisors consider the following as part of their work on the Strategic Plan or direct staff to take the following follow-up actions:

- **Broadband and Internet Connectivity** - that the Board consider the importance of internet service for our unincorporated villages when pursuing this Strategic Plan action item.
- **Trains** – that the Board direct staff to notify the railroad owner, Union Pacific, about the residents' concerns and inquire about gated/lighted crossings
- **Jake brakes** - If the County Engineer brings a "No Jake Braking" ordinance to the Board, that the Board consider community concerns.
- **Welcome signs and Community areas** - If any funding opportunities are identified for signage, that the Board direct staff to reach out to the Township Trustees or other organized community group with this information. If any funding match or contribution is required from the County, staff shall bring the request back to the Board for consideration.
- **S-27** - If widening shoulders is incorporated in a future Capital Improvement Program or other long-term transportation plan, that the Board consider.

Mens asked about the jake brake issues possibly having anything to do with hills. Schoeneman stated she is not sure if the Engineer would apply that countywide or only in certain areas. Commissioner Mens also commented that it is important to remember that jake breaks are sometimes necessary for semi-truck drivers.

Schneider asked about information on the no spray program. Schoeneman stated that is through the County Engineer's Office and requests can be made for a no spray permit, which allows the permittee to manage the ditch. Schneider also thanked the department for the work involved with talking to the small communities.

Moss asked if there are any environmental concerns about dust control ingredients. Schoeneman stated that used motor oil is not permitted to be used.

MOTION: The Planning and Zoning Commission recommends the Board consider the importance of internet service for our unincorporated villages when pursuing this Strategic Plan action item. The Planning and Zoning Commission recommends the Board direct staff to notify the railroad owner, Union Pacific, about the residents' concerns and inquire about a gated crossing for 260th and a lighted and/or gated crossing at 595th through the Iowa Highway-Railroad Crossing Safety Program. If any funding match or contribution is required from the County, staff will coordinate with secondary-roads and

bring the request back to the Board for consideration. If the County Engineer brings a “No Jake Braking” ordinance to the Board, the Planning and Zoning Commission recommends the Board consider the Iowa Center community’s concerns. If any funding opportunities are identified for welcome signs and community areas in Iowa Center, the Planning and Zoning Commission recommends the Board direct staff to reach out to the Township Trustees or other organized community group with this information. If any funding match or contribution is required from the County, staff shall bring the request back to the Board for consideration. If widening road shoulders is incorporated in a future Capital Improvement Program, the Planning and Zoning Commission recommends the Board consider the Iowa Center community’s concerns.

Motion: Schneider

Second: Jensen

Voting Aye: Schneider, Jensen, Mens, Moss, Lee

Voting Nay: None

Absent: McBride, Johnston

(5-0)

Discussion of Amendments to Chapter 80 – Floodplain Management Program

Schoeneman provided background information that the Federal Emergency Management Agency (FEMA) has completed new Flood Insurance Rate Maps (FIRM) for Story County as part of a new Flood Insurance Study. These maps will take effect on January 15, 2021. Counties that have a detailed Flood Insurance Study issued by FEMA are required to have their floodplain management programs meet minimum requirements of FEMA’s National Flood Insurance Program. Meeting these minimum requirements is the basis of the proposed changes to Story County’s Floodplain Management Program (Chapter 80 of the Story County Code of Ordinances). The proposed amendments to Chapter 80 also include the adoption of the new Flood Insurance Rate Maps as the Official Floodplain Map for Story County. Chapter 80 is not part of the Land Development Regulations so the Planning and Zoning Commission does not take official action on the proposed amendment. Staff provided the commission with information so they are aware of the process.

Schneider stated she is curious about replacing the word “use” with “development” and how much that would change the scope of the regulation. Schoeneman stated that previously the words use and building were not defined. There is a definition of development and structure in the ordinance and it is important to use terms that are defined in the ordinance. Schoeneman stated she had contacted Ethan Anderson in the County Attorney’s Office to review the ordinance and there were no concerns.

Discussion And Consideration Of Amendment To Rules Of Procedure

Schoeneman provided a brief summary regarding the proposal to amend the Planning and Zoning Commission Organizational Policy to conform with HF 2512, the recent legislation limiting the commission’s membership to be eligible electors and reside within the area regulated by the County Zoning Ordinance (unincorporated area). The Organizational Policy previously stated that a majority of members were required to live in the unincorporated area. The proposed amendment states that all members shall live in the unincorporated area. Planning staff recommends that Planning and Zoning Commission support amending the Organizational Policy to be in conformance with state law.

MOTION: The Planning and Zoning Commission recommend the Board of Supervisors amend the Organizational Policy to eliminate that the majority of the members must reside in the unincorporated portions of the county and replace with all members shall live in the unincorporated area

Motion: Mens

Second: Schneider

Voting Aye: Mens, Schneider, Jensen, Lee, Moss

Voting Nay: None

Not Voting: None

Absent: McBride, Johnston

(5-0)

COMMENTS

Staff: Schoeneman stated she is serving as Interim Director and any questions can be directed to her. At the December meeting, there will likely be a conditional use permit for a shooting range, and an item to set a special meeting for the 2021 work program. Moss asked for an update on the process for locating a director. Schoeneman stated the application process was originally opened for 30 days and has since been reopened. The timeframe was originally to have a replacement within 2-3 months, but it could take longer. Appreciation was given to Schoeneman and staff for the extra work during this time. Moss stated that things are going smoothly with the transition during a challenging time and appreciates the staff and their professionalism.

Commission: None

ADJOURNMENT: 4:36 PM

Cheryl Moss

Approval of Minutes

PZC Chair 12/2/20

Title and Date