

STORY COUNTY PLANNING AND DEVELOPMENT
STORY COUNTY ADMINISTRATION
900 6TH STREET
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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: April 7, 2021	Cheryl Moss (Zoom)	2020
	*PJ McBride (Zoom)	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 (Zoom)	2023
	Dalton Johnston (Zoom)	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, Director; Marcus Amman, Planner; Stephanie Jones, Recording Secretary

PUBLIC PRESENT: Debbie Younkin

APPROVAL OF AGENDA (MCU)

Motion by Mens, Second by Johnston to approve agenda

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

Voting Nay: None

Absent: McBride, Schneider

APPROVAL OF MINUTES

March 3, 2021

Motion by Lee, Second by Mens to approve the March 3, 2021 minutes.

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

Voting Nay: None

Absent: McBride, Schneider

NEW BUSINESS

Construction And Demolition Landfill Work Program Item

Amelia Schoeneman stated there had been previous discussion earlier in the year at the joint Planning and Zoning Commission and Board of Supervisors meeting to look into purchasing property to be used as a debris site. Staff has drafted a letter to send to property owners and inquire about interest in selling the county land for a debris site.

Schoeneman requested that the commission provide feedback on the letter, general outreach strategies, or other options for potential sites, as well as feedback on how to use the site when not in use for disaster debris storage and processing. Additionally a recommendation to the Board of Supervisors on approval of the letter was requested.

Mens asked what type of items could be brought to a debris site property. Schoeneman stated that after the derecho the site was only used for vegetative debris, but that there is a need for disposal of construction and demolition debris. Schoeneman stated a debris site would only be activated in the case of a disaster.

Moss asked if there would be any potential for harmful chemicals. Schoeneman stated there would need to be a secondary containment structure for any hazardous materials and would work with Emergency Management and Metro Waster Authority for the possibility of setting up a trailer to collect hazardous materials. Mens asked for confirmation that this would be used only in the event of a disaster and not open at all times. Schoeneman stated this would not be a landfill and would only be used in the event of a disaster.

MOTION: Approval of the letter to property owners regarding the purchase of land for temporary debris staging and processing for recommendation of approval by the Board of Supervisors.

Motion: Johnston

Second: Lee

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

Absent: McBride, Schneider

(5-0)

Proposed amendments to the Story County Land Development Regulations Chapter 86 – District Requirements and Chapter 87- Land Division Requirements

Schoeneman stated that as part of the 2021 Work Program, staff was assigned to review the entire code for updates and changes. At each meeting a chapter of the code the proposed changes are being presented and feedback requested from the Commission. Schoeneman and Intern, Jenna Gilliam, summarized Chapter 86 and 87.

Chapter 86

- For all districts, provided clarification on tower height and setback requirements for non-commercial towers and non-commercial wind energy conversion systems.
- Added childcare homes as accessory uses to all districts where dwellings are permitted.

Moss asked if a providers own children are included in the number of children allowed. Schoeneman asked Stephanie Jones as a previous state registered child care provider if she knew that answer. Jones stated that at the time she provided care, providers own children were counted if not school aged, but once start school they are no longer included in the maximum number.

- Placed the qualifications for a historic farmstead in the district standards when referenced rather than Chapter 85 Definition.
- Amended the minimum width requirement for a dwelling to a minimum area requirement. The minimum width requirement effectively disallows smaller manufactured homes. These serve as affordable housing options and are different than mobile homes. They are required to meet HUD codes, do not have a hitch and are permanently placed on a site. The minimum area suggested of 400 square feet is larger than a “tiny home.” Schoeneman stated that many covenants in subdivisions would not allow manufactured homes.
- Gilliam summarized edits made to the 86-7 table.
Moss asked if farmsteads being torn down are included in build requirements. Schoeneman clarified the farm dwelling shall have been constructed prior to June 30, 1977 and the farmstead shall not have been converted to crop production.
Moss asked if there is a 911 address on a property if that meant a house be built. Schoeneman stated an address is not a standard and clarified the standards used in determining if a house could be built. Moss asked for clarification on the row crop requirement. Schoeneman stated that zoning requirements do not apply to those that qualify for an agricultural exemption. Amman stated that these items are not things being changed, but only making clearer.
- Added identical general site planning, permit requirement, and conditions on permits sections to each district.
- Edited the allowance of a caretaker residence as an accessory use in the A-2 Agribusiness District to match the allowance for an accessory dwelling given in the Commercial/Light Industrial District.
- Placed the bulk standards for the Residential Manufactured Home District in a table format and added standards for common facility buildings. Increased the required amount for common open space.
- Corrected a scrivener’s error in the minimum lot size for a two-family dwelling in the R-2 District. The standard now matches the standard in the R-M Overlay District.
- Added all permitted uses in the bulk standards table for the R-M Overlay District to the permitted uses section.

Chapter 87

- Clarified parcel line adjustment standards to match the Auditor’s Office standards.
- Changed the requirement that lots platted as part of a subdivision prior to 2006 may only be divided again through a plat of survey if permission was granted by the Board of Supervisors at the time of approval. Staff has never encountered an instance when permission was granted. After listening to the audio from the Planning and Zoning Commission meeting when this requirement was proposed, the intent was to allow a lot platted prior to 2006 to be divided again through a plat of survey as long as the Board of Supervisors had not disallowed it. The change reflects this intent and conforms with the Auditor’s Office standards as well.
- Amended the requirements for an agricultural subdivision to allow farmsteads (existing or historic) to be located on agricultural subdivision lots. This had previously been allowed. As it is not currently allowed, applicants who wish to divide farmland that contains a farmstead must go through a residential parcel subdivision process where the

farmland may be platted as a buildable lot. This change would promote the preservation of farmland.

- Amended the processes for agricultural and residential parcel subdivisions to allow staff to place these on the Board of Supervisor's consent agenda if no comments are received prior to posting of the agenda. Subdivision standards are not discretionary such as conditional use permit or rezoning standards. Most standards are requirements to be shown on the face of the plat. Analysis typical of a discretionary permit is not required.
- Added the requirement that "no part of the subdivision shall lie within the A-1 Agricultural District" for minor subdivisions. This requirement was in place in 2013. Staff cannot identify an ordinance removing it and it is current practice that minor subdivisions are not permitted in the A-1 District, where an agricultural or residential parcel subdivision would be more appropriate as they are more restrictive regarding the creation of development lots.

COMMENTS:

Staff: Schoeneman stated that there is currently a Broadband survey being done to identify areas where there are gaps or weaknesses in broadband.

Commission: Moss asked about McBride's position and how soon it will be filled. Schoeneman stated the posting closed today and if applications were received, interviews will take place soon. Moss thanked Gilliam for her work assisting staff.

ADJOURNMENT: 4:50 PM

Cheryl Moss
Approval of Minutes

4/7/21 PZC Chair
Title and Date