

**STORY COUNTY PLANNING AND DEVELOPMENT**  
STORY COUNTY ADMINISTRATION  
900 6<sup>TH</sup> STREET  
NEVADA, IOWA 50201-2087  
**515-382-7245**



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

<b>DATE:</b> May 5, 2021	Cheryl Moss (Zoom)	2020
	Debbie Younkin (Zoom)	2021
<b>CALL TO ORDER:</b> 4:00 PM	Kathy Mens, Vice Chair (Zoom)	2022
<b>PLACE:</b> 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; Andrea Wagner, Planner; Stephanie Jones, Recording Secretary

**PUBLIC PRESENT:** Justin Dodge, Rachel Holmes, Julien Roche, Annette and Brant Lemer, Brian Adams

---

**APPROVAL OF AGENDA (MCU)**

**Motion by Mens, Second by Schneider to approve agenda with adding the item Introductions after minutes.**

**Voting Aye: Mens, Schneider, Younkin, Moss, Lee**

**Voting Nay: None**

**Absent: Johnston, Jensen**

**APPROVAL OF MINUTES**

March 3, 2021

**Motion by Schneider, Second by Mens to approve the April 7, 2021 minutes.**

**Voting Aye: Schneider, Mens, Younkin, Lee, Moss**

**Voting Nay: None**

**Absent: Johnston, Jensen**

---

**INTRODUCTIONS:**

Each of the Commissioners present introduced themselves and provided their background information.

---

**PUBLIC COMMENTS: None**

---

**PUBLIC HEARINGS****Request for Ames Urban Fringe Plan Land Use Classes Map Amendment For The Area Along Lincoln Highway And North 500<sup>th</sup> Avenue, Ames, Iowa**

Amelia Schoeneman provided background information on the request and stated that the applicant proposes to voluntarily annex the properties under their ownership. The annexation is requested to allow the development of the property.

The City of Ames has requested an amendment to the AUFPP Land Use Classes Map. This amendment would allow the annexation of these properties in conformance with the policies of the AUFPP Joint and Cooperative Agreement.

As the Planning and Zoning Commission does not make recommendations on annexations, the request before the Commission is a related Ames Urban Fringe Plan (AUFPP) Land Use Classes Map amendment only. The Board of Supervisors will take action on both the annexation and amendment requests at their May 11, 2021, meeting.

Younkin asked for clarification about who decides what type of housing or designations are approved for the area. Schoeneman stated that if approved, the City of Ames would make those decisions.

Younkin is concerned about the R-38 and Lincoln Way intersection due to the potential of increased traffic created by commercial use. Younkin felt a traffic study would be needed, and also that drainage is a big issue in the area due to it easily flooding.

Brian Adams stated that the aerial picture provided is dated and updated on which buildings have been removed. Adams is not in favor of being annexed into the City of Ames. Younkin asked Adams why he does not want to be annexed into the city. Adams stated it would be his responsibility to hook up to city utilities if available and he is concerned about unknown questions with such things as curbs and sidewalks, and expenses involved.

Justin Dodge stated that the site has been cleared and being prepared to farm this year while going through the annexation process. Dodge stated that he would like to remind everyone that the annexation is not being decided on during this meeting, but only the AUFPP amendment recommendation.

Mens asked about the drainage issue. Dodge stated that the City of Ames has standards for stormwater runoff. There will be much higher standards for the water than what it has been while in row crop.

Brian Adams stated that the commercial node in the area continues to move and many questions are still unanswered. Dodge stated that the node was located east of the subject property and was marketed as commercial use for over 10 years and it was rezoned to residential so that townhomes could be built. The City will be doing a traffic study, with improvements likely being made. Mens stated her experience with crop insurance shows that the cost of insurance is higher South of Ames due to so much more building in the area, and

new construction causes the water to have to go somewhere.

Schoeneman stated that the State Code requires that if a property owner's septic system is within 200' of city services and fails they must hook up at that time. Schoeneman clarified that the purpose is to allow the city jurisdiction to control the annexation, rather than the county.

**MOTION: The Story County Planning and Zoning Commission recommends approval of the requested Ames Urban Fringe Plan Land Use Classes Map Amendment from the Rural/Urban Transition Area Land Use Class to the Urban Service Area for the Area Extending Westward from the Current City Boundary To The County Line (Approximately 1500 Feet Along Lincoln Highway) and Northward along North 500th Avenue (Approximately 768 Feet), Comprising Approximately 26.5 Acres, as submitted.**

**Motion: Schneider**

**Second: Mens**

**Voting Aye: Schneider, Mens, Lee, Younkin, Moss**

**Absent: Johnston, Jensen**

**(5-0)**

---

## **New Business**

### **Appointment of Planning and Zoning Commission Member to the Story County Economic Development Group.**

Schoeneman stated that the Economic Development Group has a member from each community in Story County, and the member from the Planning and Zoning Commission is a non-voting member. This group is a good opportunity for communities to share what projects are going on and they meet quarterly.

**Schneider nominated Younkin to be appointed to the Economic Development Group.**

**Motion by: Schneider**

**Second by: Mens**

**Voting Aye: Schneider, Mens, Lee, Moss, Younkin**

**Voting Nay: None**

**Absent: Johnston, Jensen**

### **COMMENTS:**

**Staff:** Schoeneman stated that there is a COOP/COG Management Team subcommittee meeting soon and she will ask if there is a plan to begin meeting in person. Schoeneman also reminded that the Zoom option allows members of the public to join meetings that maybe wouldn't have participated in person.

**Commission:** Schneider stated that with the prospect of meeting in person, health concerns should be considered and all options weighed before making decisions to begin meeting in person again. Younkin asked at the end of each meeting what the commissioners do with any meeting notes. Moss stated that she does not keep paper copies, and all the agendas and minutes are available on the county website.

---

ADJOURNMENT: 5:15 PM

Cheryl Moss  
Approval of Minutes

PZC Chair June 2, 2021  
Title and Date