

STORY COUNTY PLANNING AND DEVELOPMENT
STORY COUNTY ADMINISTRATION
900 6TH 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

DATE: July 7, 2021	Cheryl Moss	2025
	Debbie Younkin	2021
CALL TO ORDER: 4:00 PM	*Kathy Mens, Vice Chair	2022
PLACE: Zoom Meeting Originating	Wendie Schneider (Zoom)	2023
From Administration Building	Ben Jensen (Zoom)	2020
	Ray Lee	2023
	*Dalton Johnston	2024
	*Absent	

STAFF PRESENT: Amelia Schoeneman, Director; Marcus Amman, Planner; Andrea Wagner, Planner; Jenna Gilliam, Intern; Stephanie Jones, Recording Secretary

PUBLIC PRESENT: Jeff Steinkamp, Bryan O'Neil, Brenda Hobson

APPROVAL OF AGENDA (MCU)

Motion by Lee, Second by Younkin to approve agenda

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

Voting Nay: None

Absent: Mens, Johnston

APPROVAL OF MINUTES

June 2, 2021

Motion by Schneider, Second by Younkin to approve the June 2, 2021 minutes.

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

Voting Nay: None

Absent: Mens, Johnston

PUBLIC COMMENTS: None

PUBLIC HEARINGS

CUP21-000004 InRoads Temporary Asphalt Batch Plant

Marcus Amman summarized the Staff Report and stated that this request is for a conditional use permit to allow a temporary asphalt batch plant facility for a Highway 65 mill and overlay project. The repaving includes Highway 65 beginning at U.S. Highway 30 heading north to Hubbard. InRoads LLC will operate the plant until November 2021, when it will be removed. The applicant has previously operated a temporary asphalt plant on the site.

Schneider asked when a plant was previously located on this site, if it had flooded and wanted to confirm no hazardous materials would be on site in the case of flooding. Schoeneman stated it had not flooded. Jeff Steinkamp stated that the proposed sand berms around the fuel tanks would need to be removed before the tanks could be removed and no hazardous materials would remain on the site in case of a flood.

Younkin asked how many trucks are anticipated each day. Amman stated 10-15 per day on average. Younkin asked what would happen if the project wasn't done in time. Schoeneman stated it would come back to the commission at that time for an extension. Younkin asked about odor. Amman stated that the plant is permitted through the DNR and a copy of the air quality permit was provided. Younkin feels the only traffic issue is the Dayton ramp where there is not a traffic light. Younkin asked why the City of Gilbert was notified. Schoeneman stated that it's within the Ames Urban Fringe Plan so Ames and Gilbert are always notified as a courtesy.

Jeff Steinkamp stated that the plant is moved around the state and the process is very thorough. Younkin agreed that the information submitted was very thorough. Schoeneman asked if there could be a trucks turning sign on 30/Dayton. Steinkamp stated that typically it would just be put up at the site. Schoeneman stated that he could reach out to the DOT and City of Ames and see if a sign could be placed at the ramp. Moss asked if there is any anticipation for an extension being needed. Steinkamp stated that if it remains dry that the project should be complete by early October.

Schneider feels alternative option #2 from staff is appropriate and requested the flood evacuation plan be completed and that attention be given to any hazardous materials left behind. Schoeneman stated that if any hazardous materials would be left behind they would be required to be 3' above the base flood level.

The Story County Planning and Zoning Commission recommends approval of the Conditional Use Permit for temporary asphalt plant as put forth in case CUP21-000004 with the following conditions:

- 1. The InRoads Paving temporary asphalt batch plant facility shall be removed by November 15, 2021 and the conditional use permit expire on this date.**
- 2. The applicant shall submit a flood evacuation plan for to be reviewed by the County's Floodplain Manager and Emergency Management Director as part of the flood plain development permit.**
- 3. The applicant shall restore the road to its original condition and maintain the road as necessary.**
- 4. The Engineer will meet the applicant on site to verify the current/baseline condition of the road and determine maintenance needs. Approval of the condition of 560th Avenue by the Story County Engineer will be required before leaving the site.**
- 5. The applicant shall water the gravel pad and the roadway to prevent excess dust**

as needed.

Motion: Schneider

Second: Lee

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

Voting Nay: None

Absent: Mens, Johnston

Vote: (5-0)

Vacation Of A Utility Easement On Lot 3 of Nady Subdivision

Andrea Wagner stated that the applicant requested the vacation of a utility easement located on the south 15 feet of Lot 3 in Nady Subdivision. They are combining Lot 3 with their neighboring property to the south. With the adjoining of the two parcels, the utility easement will run through the middle of the property and prevent a new garage from being built in the vicinity.

Schneider asked if the problem is that the garage is going to be built on the easement. Wagner stated that there are currently no utilities in the easement area and the utility companies do not have plans to install utilities, but that yes, the easement prevents development in that area.

Brenda Hobson stated they have talked to neighbors and feel there are no issues.

The Story County Planning and Zoning Commission recommends approval of vacating the utility easement on the southern 15' of Lot 3 of Nady Subdivision, except the western and eastern 15' thereof, as put forth in case VAC 21-000001, to the Story County Board of Supervisors, and directs staff to place this item on the Board of Supervisors meeting agenda.

Motion: Lee

Second: Younkin

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

Voting Nay: None

Absent: Mens, Johnston

Vote: (5-0)

COMMENTS:

Staff: Schoeneman stated that she feels the hybrid meeting option worked well. Schoeneman stated that the number of development cases and zoning permits have been down. However, there has been an increase in people inquiring about possible developments, and feels that the price in lumber has affected permits. Schoeneman will be on vacation the week of the September Planning and Zoning Commission meeting and asked if the commission would be interested in rescheduling the meeting for the following week if needed. The commission felt that rescheduling would work on September 8.

Commission: Moss stated that it's wonderful to be back to meeting in person and appreciates everyone's willingness to adapt.

ADJOURNMENT: 4:49 PM

Cheryl Moss
Approval of Minutes

PZC Chair 8/4/21
Title and Date