



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

*“Commitment, Vision, Balance”*

**515-382-7245**

**MINUTES  
 STORY COUNTY  
 BOARD OF ADJUSTMENT**

**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> July 21, 2021	*Steve McGill, Chair	2022
	Matthew Neubauer, Vice Chair	2021
	Kelli Excell (Zoom)	2023
	Nathan Hovick (Zoom)	2024
	Elara Jondle (Zoom)	2024
	*Absent	

**CALL TO ORDER:** 4:00 PM  
**PLACE:** Story County Administration Building

**PUBLIC PRESENT:** Jeff Steinkamp, Connie Hambly, Steve Hambly, Brett Hambly, Emily Hambly

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

**ROLL CALL:** McGill, Neubauer, Excell, Hovick (Arrived at 4:02), Jondle

**ABSENT:** McGill

**APPROVAL OF AGENDA (MCU)**

---

**APPROVAL OF MINUTES (MCU)**  
 April 21, 2021

---

**APPROVAL OF FINDINGS OF FACT FROM PREVIOUS MEETING**

**Motion by Jondle, Second by Excell to approve Findings of Fact for VAR01-21/  
 VAR000001 Aukes**  
**Voting Aye:** Jondle, Excell, Neubauer, Hovick  
**Voting Nay:** None  
**Absent:** McGill  
**Vote:** (4-0)

---

**PUBLIC COMMENTS:**  
 None

---

**HEARINGS:**

## **CUP21-000004 InRoads Temporary Asphalt Batch Plant**

Marcus Amman presented 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. Amman shared discussion from the July 7, 2021 Planning and Zoning Commission meeting, and stated that the Story County Planning and Zoning Commission recommended that the Story County Board of Adjustment approve the Conditional Use Permit with Conditions with a 5-0 vote.

Neubauer asked the board if they have any questions, and there were none.

Jeff Steinkamp stated that InRoads is happy to meet the conditions and that being so close to the site will reduce trucking.

**MOTION: The Story County Board of Adjustment 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: Hovick**

**Second: Jondle**

**Voting Aye: Hovick, Neubauer, Excell, Jondle**

**Absent: McGill**

**Vote: (4-0)**

## **V21-000002 Hambly Side Setback Variance**

Andrea Wagner presented the staff report and stated that the request is for a variance to the required corner lot line setback of 37.5 for a new home located in the A-1 Agricultural District. The variance request is to permit the construction of 30-foot-by-82-foot home and attached garage. The corner lot line is adjacent to 663rd Avenue. The proposed setback is 13.5 feet from the 663rd right-of-way, requiring a variance of 24 feet from 37.5 feet. The parcel formerly contained a farm dwelling constructed in 1890 that has since been demolished. After reviewing alternative locations on the parcel for the new home, staff has concluded that the legal principles for the granting of a variance can be met under Alternative #2 as presented in this report. Alternative #2 is maintaining the side setback of the original dwelling of approximately 19 feet and increasing the setback from the front property line so that the dwelling does not obstruct visibility at the intersection of 200th Street and 663rd Avenue. Planning and Development Staff is recommending denial of the requested variance as submitted by the applicants, but recommends approval of Staff's proposed Alternative #2 as presented.

Emily Hambly showed a picture of the original house and stated that while talking with staff her concern was about moving the septic tank, so the vision triangle was suggested and that she and her husband are ok with the proposed alternative.

Neubauer asked if the board approved the variance, what would happen if the septic variance wasn't approved. Schoeneman stated that Environmental Health has indicated that they would approve a variance, but the applicant would first need to submit the request in writing. Schoen

Hovick stated if Environmental Health denies the septic variance, it would need to come back to the Board of Adjustment for further consideration since it would throw out one of the points in consideration of approving the variance.

**MOTION: The Story County Board of Adjustment approves the Hambly Setback variance request, as presented as Alternative #2 by Planning and Development Staff and put forth in case V21-000002, for a variance of 18.5 feet from the required corner, side setback of 37.5 feet to allow the proposed home to have a setback of 19 feet in the A-1 District. A front setback of 67 feet from the 200th Street right-of-way is also required with the following condition:**

- 1) If Environmental Health denies the septic variance the applicant shall come back to the Board of Adjustment.

**Motion: Hovick**

**Second: Excell**

**Voting Aye: Neubauer, Excell, Jondle, Hovick**

**Absent: McGill**

**Vote: (4-0)**

**BOARD/STAFF COMMENTS:**

**Staff:** Schoeneman stated that we are unsure at this time if there will be an August meeting, but there will be in September. Meetings will continue to be in person with a Zoom option, and those in attendance on Zoom will be encouraged to use their webcam.

**Board: None**

**ADJOURNMENT: 4:39 PM**

  
Approval of Minutes      Stephen C. McGill

      8-18-2021  
Title and Date