



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

"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: 12/07/2022 | Ben Jensen, Vice Chair | 2025 |
| CALL TO ORDER: 4:00 PM | Debbie Younkin | 2026 |
| | *Kathy Mens | 2022 |
| PLACE: Public Meeting Room | Ray Lee | 2023 |
| | Dalton Johnson | 2024 |
| In the Story County Administration Building | *Absent | |

SPECIAL NOTE: Members of the public could also participate via Zoom.

STAFF PRESENT: Amelia Schoeneman; Director, Andrea Wagner; Planner, Marcus Amman; Planner, Daunte Thompson; Intern, Alanna Patterson; Recorder

PUBLIC PRESENT: Larry Thompson, Michelle Riesberg

APPROVAL OF AGENDA: (MCU)

APPROVAL OF MINUTES: (MCU)

PUBLIC COMMENTS: None

PUBLIC HEARINGS: Discussion and Consideration of CUP22-000013 1850 Homestead

Andrea Wagner presented on the request for the proposed 1850 Homestead bed and breakfast, event center.

Larry Thompson, 483 Bella Vista Court, provided public comment as the owner of the property.

Ben Jensen removed himself from discussion due to conflict of interest.

Debbie Younkin had a question in regards to the disallowance of candles in the barn, and what these safety requirements look like countywide.

Schoeneman confirmed the condition on candles related to the standard for safety, and it is a common rule in these historical buildings/venues.

Younkin asked if staff would recommend a sprinkler system.

Wagner responded that would be correlated directly to state safety fire code requirements, staff is not qualified to offer recommendations on this.

Schoeneman and Wagner told the Commission they could modify the conditions to require a sprinkler system, however.

Younkin asked fellow commissioners for their opinions.

Thompson stated there will be contracts signed to ensure all regulations will be followed.

Younkin mentioned the smoking of cigarettes or cigars being an issue and if this rule would be noted.

Thompson confirmed it will be a part of the signed contracts as well as "no smoking" signs on the building.

Thompson stated he is highly against candles being allowed in the vicinity.

Lee responded as long as the right people have approved the plans, related to fire safety and code.

Thompson also clarified there is no kitchen area, there will strictly be catered food.

Johnston agreed with the proposed rules.

Younkin asked about the parking limit being proposed and if it would be enough.

Wagner confirmed that the county's maximum allowance is 25 parking spots.

Larry Thompson's daughter Michelle Riesberg commented about the historical characteristic of the property and what it means for the area.

Younkin asked more about the history and the family's history.

Schoeneman stated we could open the meeting to public comments.

Lee opened the meeting to public comments.

No public comments.

Schoeneman stated now is the time for Commission discussion or questions.

Wagner stated the Commission could now make a motion on one of the recommendations presented.

MOTION: Younkin moved to approved staff's recommendation: the Story County Planning and Zoning recommends approval the Conditional Use Permit for the 1850 Homestead Bed and Breakfast and Events Venue as put forth in case CUP22-0000013, with the following conditions:

1. Building plans for the event venue will be approved by the Cambridge Fire District and the State Fire Marshal's Office for compliance with state adopted fire code. Story County Planning and Development shall not issue any zoning or grading permits until compliance with state fire code is confirmed by the Cambridge Fire District and State Fire Marshal's office.
2. Building plans for the event venue shall be created by a licensed architect in order to be in compliance with state adopted fire codes.
3. If an electrical permit is required through the state's Electrical Licensing and Inspections bureau, the applicant or their contractor shall acquire one.
4. The Bed and Breakfast and limited events venue shall comply with all applicable supplemental standards of 90.08(5).
5. The number of guests allowed to attend events at the venue shall be capped at one hundred (100), or capped at a lesser number if necessary to meet commercial occupancy requirements for state fire code.
6. Events shall end at 11:00pm, which allows an hour for clean-up so that activity associated with events ends by midnight.
7. Any outdoor, amplified music shall end at 10:00pm.
8. No candles shall be used at the event venue for fire safety purposes.

Motion: Younkin

Second: Johnston

Voting Aye: Johnston, Younkin, Lee

Voting Nay:

Not Voting: Jensen

Absent: Mens

Motion passed.

PUBLIC HEARINGS: Discussion and Consideration of Proposed Accessory Dwelling Unit Ordinance

Daunte Thompson presented on the proposed Accessory Dwelling Unit Ordinance.

Jensen opened the public hearing.

No public comment.

Younkin asked for clarification on the style of accessory buildings allowed, for example mobile homes.

Thompson responded mobile homes are allowed, they just aren't pictured as an example.

Wagner responded that mobile homes aren't disallowed.

Younkin asked if they need to match the main dwelling's siding, etc.

Younkin asked about the basement possibility.

Jensen asked for clarification on if the maximum square footage requirement is for the total, including basements.

Wagner confirmed it is the total square footage, basements are not being prohibited and would count towards the total size allowed.

Younkin asked if these could be used as rentals.

Thompson said it could be, so long it is smaller than the primary dwelling.

Younkin clarified these typically aren't for rentals, but typically caretakers.

Wagner responded it is usually for a caretaker situation to allow for separate living quarters.

Younkin asked if this includes a shop-type building, there's nothing in the verbiage clarifying this and if it would be allowed,

Wagner responded it would likely be allowed, and would still need to follow guidelines.

Younkin asked if any special verbiage should be added.

Wagner answered it states the conversion of buildings is allowed.

Jensen stated his appreciation for Mike Flummerfelt's public comments, and he doesn't see a negative in increasing the maximum size for the accessory dwelling or distance increase to the primary dwelling.

Younkin questioned the need to increase the maximum size allowance and doesn't believe it necessary.

Jensen responded he believes this would be the best way to allow for rentals on people's properties.

Wagner clarified that we are not trying to create any loopholes around our subdivision ordinance.

Jensen read allowed a public comment provided via Zoom chat room - A: I really appreciate having the accessory dwelling as an option. It's very hard to find affordable housing. 1200 square feet could enable a small family to have another housing option while 800 square feet would likely be too small. There are limited options now as Ames will not allow lot splits within 2 miles of Ames.

Jensen disagrees with option one (as written by staff) and wants to increase the limits.

Johnston noted he doesn't disagree with the maximum size increase to 1,200 square feet, but sees both sides of the discussion.

MOTION: Younkin moves to approve option one, the Story County Planning and Zoning Commission recommends approval of the Code of Ordinance Text Amendment, to allow accessory dwelling units, to the Story County Board of Supervisors.

Motion: Younkin

Second: Lee

Voting Aye: Younkin, Lee, Johnston

Voting Nay: Jensen

Not Voting:

Absent: Mens

Motion passed.

NEW BUSINESS: 2023 Meeting Schedule

Schoeneman noted next year's schedule being much like 2022's being that the Commission will meet the first Wednesday of every month unless there's a holiday, or at times meeting at 5:00 PM rather than 4:00 PM.

APPROVED MCU, as is.

COMMENTS:

Staff: Schoeneman announced there will be two new commissioners in January, and the option of starting the meeting earlier for the new members being brought in.

Jensen noted he won't be able to make the January meeting.

Younkin asked if they will be voting on Vice-Chair and Chair positions.

Schoeneman confirmed.

Board: Younkin asked if there is a deadline policy of public comments being provided day-of the meeting.

Schoeneman responded there is no time limit on when these comments can be sent, and provided the option of staff saving those comments for the meeting and reading them out loud to the commission.

Johnston stated he doesn't mind the emails/comments being sent to the commission as they come in.

ADJOURNMENT: 4:54 PM

A handwritten signature in black ink, appearing to be 'M. Schoeneman', written over a horizontal line.

Approval of Minutes

Co chair 4 Jan 2022

Title and Date