



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

**"Commitment, Vision, Balance"**

**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> December 21, 2022	*Steve McGill, Chair	2022
	Matthew Neubauer, Vice Chair	2026
<b>CALL TO ORDER:</b> 4:09 pm	*Kelli Excell	2023
	Nathan Hovick	2024
<b>PLACE:</b> Public Meeting Room	Elara Jondle	2024
In the Administration Building	*Absent	

**Special Note:** Members of the public could also participate via Zoom.

**STAFF PRESENT:** Amelia Schoeneman; Director, Andrea Wagner; Planner (via Zoom), Alanna Patterson; Recorder

**PUBLIC PRESENT:** Larry Thompson, Kay Thompson, Michelle Riesberg

**APPROVAL OF AGENDA:**

**MOTION:** Elara Jondle moved to remove item six on the agenda, Approval of Findings of Fact from Previous Meeting for CUP22-000009.

**Second:** Hovick

**Voting Aye:** (MCU)

**Voting Nay:**

**Absent:** McGill, Excell

**Motion passed.**

**APPROVAL OF MINUTES:**

**MOTION:** Jondle moved to approve the minutes as is.

**Second:** Hovick

**Voting Aye:** (MCU)

**Voting Nay:**

**Absent:** McGill, Excell

**Motion passed.**

**PUBLIC COMMENTS:** none

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

Amelia Schoeneman presented on the CUP22-000013 1850 Homestead as well as staff's recommendation.

Hovick asked about the curfew for events ending at 11:00 PM and clean up being done by 12:00.

Schoeneman responded it's a general rule for event centers to ensure there is no interference with adjacent properties.

Larry Thompson commented about his project, explaining the plans to continue to work with county staff and other officials to ensure the standards and policies are followed.

Hovick asked if there will be staff present at all times, or if keys will be given to the event holders.

Thompson responded his daughter lives onsite and will be present at all times to monitor events, as well as contracts being required to be signed by the event venue users.

Michelle Reisburg responded she will be present at all events, and noted the required signed contracts for the event holders.

Schoeneman asked if the applicants were okay with the curfew condition.

Michelle responded she does not have any issue with this.

Neubauer asked if the building would be heated.

Thompson responded it will be, Ames Heating & Cooling are working on this, the building will be equipped for all four seasons.

Neubauer asked how often they expect the facility to be used.

Michelle followed up that they hope to stay busy every weekend and perhaps at times through the week.

Thompson followed up they also hope to host classes to teach the history of the farmstead and work with teachers and schools.

**PUBLIC COMMENTS:**

Jennifer Ducray, 57560 Highway 210, provided public comment in favor of the event venue, but did list some concerns she asked to be addressed.

Thompson followed up in regards to Ducray's concern with fireworks, noting they will be prohibited and in their contracts. Thompson also noted there will be no kind of target practice/shooting activity and this had been done by previous tenants and will not be continued.

Reisburg also responded she is happy to accommodate any concerns, especially concerning the fireworks.

Neubauer asked if they can add a shooting activity be disallowed through the contract.

Hovick stated any shooting activity wouldn't be allowed regardless.

Schoeneman confirmed a permit would be needed for any shooting range activity.

Schoeneman also touched on the traffic concern as this event center's parking minimums will not create such an increase of traffic.

Neubauer asked if 3,000 vehicles traveling this highway is an estimate per day.

Schoeneman confirmed, noting this is a state highway rather than a county-maintained road.

**MOTION:** Hovick moved to approve the Findings of Fact for CUP22-000013 1850 Homestead

**Motion:** Hovick

**Second:** Jondle

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

**Voting Nay:**

**Not Voting:**

**Absent:** McGill, Excell

**Motion passed.**

Jondle asked about a need for a condition for the fireworks.

Schoeneman noted the use of fireworks would fall under other county or potentially state requirements.

Neubauer noted the concern for fireworks occurring outside of the state's time allowance, this would be a separate issue.

Schoeneman confirmed and noted the Board could add a condition to fall under the County's enforcement.

Neubauer commented he doesn't feel it necessary to add a condition for the fireworks due to the applicant already disallowing them.

Hovick agreed so long as event venue staff is present, fireworks will be a nonissue.

**MOTION:** Jondle moved to approve CUP22-0000013, option two: The Story County Board of Adjustment approves the Conditional Use Permit for the 1850 Homestead Bed and Breakfast and Events Venue as put forth in case CUP22-0000013, with the above conditions.

**Motion:** Jondle

**Second:** Hovick

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

**Voting Nay:**

**Not Voting:**

**Absent:** McGill, Excell

**Motion passed.**

Neubauer proceeded to the next subject of January's meeting as the 2023 meeting schedule wasn't yet on the agenda, he asked for a motion for the Board to meet in January if necessary.

**MOTION:** Hovick moved to approve the Board meeting January 18th if necessary.

**Motion:** Hovick

**Second:** Jondle

**Voting Aye:** (MCU)

**Voting Nay:**

**Not Voting:**

**Absent:** McGill, Excell

**Motion passed.**

Schoeneman noted if a meeting in January becomes unnecessary, Neubauer will be contacted to call for a meeting in February.

**COMMENTS**

**Staff:** Schoeneman mentioned there will be a new board member come next meeting, Andrew Friend. There will be voting for the Board's Vice Chair and Chair at the next meeting.

Schoeneman also noted the new Nevada wastewater facility will be requesting a conditional use permit for a tree-waste site.

Hovick asked if that would be a permanent site or only during construction.

Schoeneman responded it would be permanent.

Schoeneman mentioned upcoming text Amendment to CUP requirements that will need to be reviewed.

**Board:**

**MOTION:** Jondle moved to adjourn the meeting.

**Motion:** Jondle

**Second:** Hovick

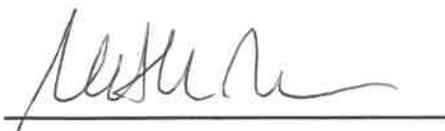
**Voting Aye:** MCU

**Voting Nay:**

**Absent:** McGill, Excell

**Motion passed.**

**ADJOURNMENT: 4:43 PM**

  
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01/18/2022

**Approval of Minutes**

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**Title and Date**