



**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

DATE: April 19, 2023	Matthew Neubauer, Chair	2026
	Andrew Friend	2027
CALL TO ORDER: 4:00 pm	Kelli Excell	2023
	Nathan Hovick	2024
PLACE: 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, Alanna Patterson; Recording Secretary

PUBLIC PRESENT: Larry Thompson, Michelle Riesberg

APPROVAL OF AGENDA:

MOTION: Hovick moved to approve the agenda as is.

Motion: Hovick

Second: Excell

Voting Aye: (MCU)

Voting Nay: None

Not Voting: None

Absent: Jondle

Motion passed.

APPROVAL OF MINUTES:

MOTION: Excell moved to approve the minutes as is.

Motion: Excell

Second: Friend

Voting Aye: (MCU)

Voting Nay: None

Not Voting: None

Absent: Jondle

PUBLIC COMMENTS: None

PUBLIC HEARINGS: Discussion and Consideration of CUP23-000003 Modification to the 1850 Homestead CUP

Amelia Schoeneman presented on the CUP23-000003 Modification to the 1850 Homestead CUP, summarizing the request and discussing the Standards for Approval and updated Findings of Fact.

After staff's presentation, Friend asked if the parking lot was concrete or paved since staff considers it impervious. Schoeneman responded that the parking lot will be gravel and that our ordinance considers that to be impervious. If over an acre of impervious surfaces was created, we would require a retention basis, but the site plan is under that threshold.

Schoeneman added that the traffic increase from the modification is still under the threshold to require a traffic study and reiterated that the use is located on Highway 210.

Neubauer asked if staff had a map of the changes. Schoeneman responded that we do and presented it to the Board.

Neubauer asked a procedural question for staff to clarify the motions on adopting the Findings of Fact.

Neubauer then asked if the applicant had any comments they wanted to make to the Board.

Thompson stated the logic to the modification was simply to have the number of guests be in line with the occupancy load that requires he install a sprinkler system in the barn. Thompson also clarified that the size of the property is 11 acres, so there is ground to the south of the barn.

Schoeneman then asked Thompson to point to where the gazebo is going to go. Thompson and Michelle Riesberg clarified it is to the northwest of the barn.

Schoeneman suggested to the Board that they clarify where the gazebo is in their findings and that it will be in an area of existing trees.

Friend asked if applicant was required to mark the parking spaces. Thompson replied that concrete bumpers will be used to mark the spaces. Schoeneman clarified that the ADA spaces will also have signage. Thompson further clarified that the ADA spaces will have additional space beside them for entry and exit from vehicles.

Riesberg asked if the ADA spaces had to be paved, as someone had mentioned it during the meeting. Schoeneman responded that they do. Riesberg stated they had not been told that before. Schoeneman asked for planner Wagner to clarify with the applicants after the meeting. Thompson stated it would not be a problem to pave if needed.

Neubauer opened public comments. Hearing none, Neubauer closed public comments.

Motion: Hovick moved to amend the Findings of Fact from December 2022 with the amended findings provided and presented by staff, and also note the location of the gazebo in the northwest, inside the trees, as well as the parking lot meeting ADA requirements.

Second: Excell

Voting Aye: Hovick, Excell, Friend, Neubauer

Voting Nay: None

Not Voting: None

Absent: Jondle

Motion passed.

Motion: Hovick moved that the Story County Board of Adjustment approves the minor modification to the Conditional Use Permit for the 1850 Homestead Bed and Breakfast and Events Venue as put forth in case CUP23-000003, with the modified condition that guests at the venue be capped at 150, and that the applicant use the revised parking plan posted to the agenda. All other conditions of CUP22-000013 still apply.

Second: Excell

Voting Aye: Hovick, Excell, Friend, Neubauer

Not Voting: None

Absent: Jondle

Motion passed.

COMMENTS

Staff: Schoeneman stated that she had a BOA training ready but could put it on a future agenda.

Neubauer asked if there would be a meeting the following month.

Schoeneman was not aware of any cases coming up.

Schoeneman stated that Ames is planning on updating their wastewater treatment plant. County staff will be reviewing that within the next year.

Additionally, the Fringe Plan will not move forward. Staff is unsure about amending the code section on conditional uses.

Carbon capture pipelines will be coming through the County in the next year. Staff is anticipating variance requests due to the setback requirements the County has adopted.

Staff received a conceptual review application for an event venue and bed and breakfast near Story City.

Schoeneman suggested to the Board that if they have natural resources on their property to call staff to discuss the ordinance.

Board: Excell asked Schoeneman for more information on carbon capture pipelines.

Schoeneman responded that the County has ethanol producers and part of that production releases carbon dioxide. To sell the ethanol in some markets, it has to meet certain "green" certifications. Ethanol producers will be sequestering the carbon dioxide underground and are building pipelines to get it to the underground locations.

Excell asked about the mechanism to get the carbon dioxide to move through the pipeline.

Friend responded regarding the carbon dioxide being liquid and being propelled due to being pressurized.

Excell asked if the carbon dioxide is combustible. Friend respond it is more of an asphyxiation issue if it leaks.

Schoeneman replied that the carbon dioxide is heavier than air and displaces oxygen.

Neubauer commented that it sounds like there will be a lot of discussion about the pipelines.

MOTION: Friend moved to adjourn the meeting.

Motion: Friend

Second: Excell

Voting Aye: MCU

Voting Nay:

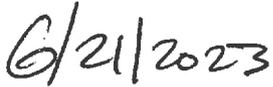
Absent: Jondle

Motion passed.

ADJOURNMENT: 4:32 PM



Approval of Minutes



Title and Date