



**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: 06/07/2023	Ben Jensen, Chair	2025
	*Ray Lee, Vice Chair	2023
CALL TO ORDER: 4:00 PM	Debbie Younkin	2026
	Kathy Mens	2027
PLACE: Public Meeting Room	Bart Clark	2025
Administration Building	*Gary Guthrie	2023
	Dalton Johnston	2024
	*Absent	

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

STAFF PRESENT: Amelia Schoeneman; Director, Andrea Wagner; Planner, Marcus Amman; Planner

PUBLIC PRESENT: Nick Adams, Jen Adams, Alan Metz

APPROVAL OF AGENDA:

MOTION: Jensen moved to approve the agenda as presented.

Motion: Jensen

Second: Johnston

Voting Aye: Jensen, Johnston, Clark, Younkin, Mens

Voting Nay: None

Not Voting: None

Absent: Lee, Guthrie

APPROVAL OF MINUTES

MOTION: Clark moved to approve the minutes from the April 26, 2023 and May 3, 2023 meeting.

Motion: Clark

Second: Johnston

Voting Aye: Clark, Johnston, Younkin, Mens, Jensen

Voting Nay: None

Not Voting: None

Absent: Lee, Guthrie

Motion passed.

PUBLIC COMMENTS: None.

NEW BUSINESS: Discussion and Consideration of CUP23-000005 Sunny Heights B&B and Event Venue - Marcus Amman

Amman presented on the Conditional Use Permit application.

The Commission asked if the applicant had any comments.

Alan Metz, the applicant, stated that there are three bedrooms in the B&B, not two as presented by staff.

He has hosted the Crushed Rock Classic bike race for 5 years and the Iowa Games gravel race for 3 years.

The remodeled barn is steel with heated floor. Parts of historic barn are being placed back inside.

Younkin asked if the person who contacted staff by phone was satisfied regarding their noise concerns for the event venue.

Amman responded that he relayed to the caller what the recommended conditions are on the permit.

Mens asked about kitchen vs. food truck. Metz clarified that food prep will be done in the kitchen.

Younkin commented to Metz that the property is really beautiful.

MOTION: Clark moved to recommend approval of the Conditional Use Permit for the Sunny Heights B&B and Event Venue as put forth in case CUP23-000005, with conditions.

Motion: Clark

Second: Mens

Voting Aye: Clark, Mens, Johnston, Younkin, Jensen

Voting Nay: None

Not Voting: None

Absent: Lee, Guthrie

Motion passed.

PUBLIC HEARINGS: Discussion and Consideration of CUP23-000003 Story County Disaster Debris Management site - Amelia Schoeneman

Schoeneman presented the PowerPoint for the Construction and Demolition Debris Site CUP.

Younkin asked what happens when it is not in use, will it go to seed?

Schoeneman responded that plans for that are part of Phase II; it will not just go to seed, there have been discussions about planting prairie, but we also need to make sure the site is ready to go in event of emergency. We will be buffering and fencing the wetlands.

Clark asked what is the timeline to clear the site after a disaster.

Schoeneman responded the closeout process was longer than expected after the derecho. If there is a plan to remove debris from the property we are fulfilling the requirement that it is not a permanent use.

Clark asked a clarifying question if it will be temporary use.

Schoeneman responded that recommended condition that all purchase agreement requirements are met, which states there is no permanent landfilling.

Mens asked if the fire department would put out debris piles at night.

Schoeneman said burning is not the preference, but would use small piles if they had to burn.

Johnston stated he strongly recommends all other options are explored before burning.

Schoeneman responded that debris was chipped during the derecho, but does not want a restriction that no burning is allowed.

Younkin asked if it's realistic to burn only on non-windy days.

Schoeneman said we have to get permits to burn.

Johnston said the concern is not wind, but manpower. Burning during business hours would be staffing headache for Roland Fire.

Schoeneman responded that resource requests can be made of other agencies.

Mens said Polk County picked up every tree after the derecho but didn't know where to put them.

Schoeneman responded part of this is having a plan in place to collect debris.

Jensen opened the public hearing.

Jill Twedt, 2546 NW 84th Avenue, Ankeny, the owner of the adjacent property to the south, presented concerns about the type of materials brought to the site and toxic waste. She also had concerns about ensuring a permanent landfill wasn't established and defining permanent.

Mens stated she is concerned about not having time limit. Mens thinks that six months is too fast but year limit may be reasonable with the possibility of an extension.

MOTION: Johnston moved to approve alternative two presented: The Story County Planning and Zoning Commission recommends approval of the Conditional Use Permit for the Disaster Debris Management Site as put forth in case CUP23-000008, with conditions presented and added a condition that the County exhaust all other options for disposal and reuse prior to burning vegetative debris.

Clark offered a friendly amendment to the motion: an additional condition that the site may be used for one year per event. Additional time may be requested and requires a modification to the permit.

Johnston accepted the friendly amendment.

Second: Clark

Younkin asked if they needed to clarify what materials are accepted.

Schoeneman noted that only hazardous materials from residences (appliances, household hazardous waste such as chemicals or asbestos containing construction materials) were planned to be accepted. This is what is covered by FEMA for reimbursement through their Public Assistance program. Commercial properties are typically required to handle their own debris disposal and clean-up post-disaster. If there was a larger hazardous waste issue, the EPA would likely be involved in the cleanup and those wastes would not be brought to the site. Schoeneman reiterated that the second phase of the planning for the site would include a plan for how to prepare the site to prevent contamination, such as through the construction of clay liners (pits lined with compacted clay and geomembrane).

Jensen asked if demo permit required to identify asbestos.

Schoeneman stated staff on site would work toward identifying hazardous materials like asbestos.

Clark asked if there would be a baseline study and close-out study to identify any contamination.

Schoeneman responded that that is correct.

Voting Aye: Johnston, Clark, Younkin, Mens, Jensen

Voting Nay: None

Not Voting: None

Absent: Lee, Guthrie

Motion passed.

COMMENTS:

Staff: Schoeneman noted that at the next meeting there would be amendments to the C2C Plan. A five-year update and review, with updated data and an amendment to map the area two miles outside of the City of Ames' corporate limits. Clark asked if the City of Ames was collaborating on the map. Schoeneman stated they were not involved. Jensen asked if there would be public meetings prior to the Commission meeting. Schoeneman stated there would not.

Board: None.

ADJOURNMENT: 5:12 PM

Ben Jensen Ben Jensen

Approval of Minutes

Chair 7/12/23

Title and Date