

STORY COUNTY
PLANNING AND DEVELOPMENT
STORY COUNTY ADMINISTRATION
“Commitment, Vision, Balance”
900 6TH STREET
NEVADA, IOWA 50201-2087



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: 11-05-2025	Ben Jensen, Chair	2025
	Ray Lee, Vice Chair	2028
CALL TO ORDER: 4:00 PM	Debbie Younkin	2026
	Kathy Mens	2027
PLACE: Public Meeting Room	Bart Clark	2025
Administration Building	Gary Guthrie	2028
	*Absent	
	^ Via Zoom	

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

STAFF PRESENT: In person: Leanne Harter, Director; Marcus Amman, Senior County Planner; Leslie Day, County Planner; Chloe Mitchell, Recording Secretary

PUBLIC PRESENT: Megan Murphy Salyer, Carlton Holmes, Sharon & Greg Larson, David & Sharon Lincham, Matthew Strumpill, David Milbair, Kerry Fineran, Jacob Handsaker, Kelli Oiton, Richard Parker, Ronna Greiner

ROLL CALL/QUORUM DETERMINED:

Planning and Zoning Commission

Present: Jensen, Younkin, Guthrie, Clark, Lee, Mens
Absent:

APPROVAL OF AGENDA:

Motion: Kathy Mens
Second: Bart Clark
Voting Aye: All
Voting Nay: None
Not Voting: None
Absent: None

Motion passed. MCU.

APPROVAL OF MINUTES:

[09-03 PZC MINUTES DRAFT.DOCX](#)

Motion: Bart Clark
Second: Kathy Mens
Voting Aye: All
Voting Nay: None
Not Voting: None
Absent: None

Motion passed. MCU.

PUBLIC COMMENTS: None

OLD BUSINESS: None

NEW BUSINESS:

[2026 Meeting Schedule](#)

Motion: Bart Clark
Second: Ray Lee
Voting Aye: All
Voting Nay: None
Not Voting: None
Absent: None

Motion passed. MCU

PUBLIC HEARINGS

Discussion And Consideration of CUP25-000043 Story Wind Repower – Marcus Amman

[STORY COUNTY II WIND ENERGY CENTER REPOWER PROJECT CONDITIONAL USE PERMIT APPLICATION FOR STORY COUNTY, IOWA 20OCT2025.PDF](#)

[APPENDIX A - PROJECT AREA PARCEL LIST.PDF](#)

[APPENDIX B - SITE PLAN.PDF](#)

[APPENDIX C - CONSENT DOCUMENTS.PDF](#)

[APPENDIX E - ACOUSTICS ANALYSIS.PDF](#)

[APPENDIX F - SHADOW FLICKER REPORT.PDF](#)

[APPENDIX G - SETBACK ANALYSIS.PDF](#)

[APPENDIX I - EXISTING RESOURCES INVENTORY.PDF](#)

[APPENDIX J - LOCATION OF KNOWN TOWERS.PDF](#)

[APPENDIX K - FOUNDATION ANALYSIS.PDF](#)

[STAFF REPORT.PDF](#)

Bart Clark stated he will not be participating due to conflict of interest.

Marcus Amman presented Discussion and Consideration of CUP25-000043 Story Wind Repower.

Greg Larson, 3001 Eisenhower Ames, IA, asked if there were 17 turbines slated for improvement.

Ben Jensen confirmed.

Larson asked if there were 6 turbines for complete rebuild and if Commission had exact numbers for the two categories.

Jensen asked for staff's input and told applicant Commission would get him an answer to the previous question.

David Fincham, 3334 Weston Dr. Ames, IA, asked when the work will happen and is wondering about crop damage.

Megan Murphy Salyer, Garden Wind Energy LLC representative, presented [Garden Wind Repower Presentation to Story County Planning and Zoning Commission](#).

Jensen asked for location of the 6 that are being rebuilt.

Murphy Salyer stated they have targeted locations and referred to previous presentation.

Jensen asked applicant in general, not sure exactly when construction happens, but is it restricted to non-farm times or is it just whenever it happens.

Murphy Salyer stated it is based off a lot of different variables so she cannot guarantee that any time of year will be targeted and reassured that the construction crews do a good job maintaining and working with the landowners and neighbors throughout the process.

Gary Guthrie asked if the blades will be darkened or black based on a study that has been done to reduce mortality of birds.

Murphy Salyer stated that they will not be doing that and are aware of the study, but they are waiting for more robust scientific body to be available before making decisions like that.

Kathy Mens asked if there is a dollar amount for damage per acre that gets paid to the landowner.

Murphy Salyer confirmed and stated it is called a crop compensation program and when it comes to that they work very closely with the landowner to evaluate the damage.

Mens stated it is critical on crop insurance.

Murphy Salyer agreed.

Larson asked which turbines, by turbine number, tentatively are set to be remodeled or upgraded and which are set to be rebuilt.

Jensen stated commission will see if they can get the exact turbine numbers.

Kerry Fineram, Wind Site Manager for Garden Wind Farm, stated those will be turbines 180, 181, 182, 184, 185, 186 for rebuild and that they are the only towers east of Highway 65.

Jensen closed public comment.

Motion: Kathy Mens moved Alternative No. 2; Approval of CUP25-000043 as put forth with conditions that were specified in presentation

Second: Gary Guthrie

Voting Aye: Mens, Guthrie, Younkin, Jensen, Lee, Mens

Voting Nay: None

Not Voting: Bart Clark

Absent: None

Motion passed. MCU.

COMMENTS

Staff: Amman stated there may be a meeting in December depending on if anything is submitted by the deadline of November 17, 2025.

Commission: Mens stated she will not be here in December.

ADJOURNMENT

Motion: Ray Lee

Second: Debbie Younkin

Voting Aye: All

Voting Nay: None

Not Voting: Bart Clark

Absent: None

ADJOURNMENT: 4:29 PM

Approval of Minutes

Title and Date