

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



"Commitment, Vision, Balance"

**515-382-7245
515-382-7294 (FAX)**

**MINUTES
STORY COUNTY
PLANNING AND ZONING COMMISSION**

DATE: March 4, 2013	*Daryle Vegge, Chair	2013
	Nancy Couser	2015
	Steven Gast	2013
	Vacant	2017
CALL TO ORDER: 5:30 p.m.	*David Struthers	2012
PLACE: Public Meeting Room	David Weigel	2015
Administration Building	Nancy Miller	2016
	*Absent	

ADJOURNMENT: 6:18 p.m.

PUBLIC PRESENT: Rich Nelson, David Jensen, Carol Jacobs Peck, Dean Roosa, David Lawrence, Daryl Drake

STAFF PRESENT: Ryan Newstrom, Planner; Charlie Dissell, Planner; Kristin Cook, Recording Secretary

ROLL CALL: Couser, Gast, Weigel, Miller

ABSENT: Vegge, Struthers

APPROVAL OF AGENDA (MCU)

Motion: Gast

Second: Weigel

APPROVAL OF MINUTES (MCU) – January 7, 2013

Motion: Gast

Second: Weigel

PUBLIC COMMENTS: Opened 5:31 p.m. – Closed 5:31 p.m.

None.

OLD BUSINESS:

None.

NEW BUSINESS:

7. I CUP02-13 JENSEN-RAMSAY CONDITIONAL USE PERMIT

Applicant: Jensen-Ramsay

Nature of Request: Conditional Use Permit to operate an Indoor Recreation Center within the A-2 district.

Staff Member: Ryan Newstrom

Parcel Number: 13-34-200-210

STAFF PRESENTATION:

Mr. Newstrom presented the vicinity map, proposed development as submitted, standards of approval, provided site shots, and covered the dates of legal notification and publication requirements.

Mr. Newstrom outlined the Conceptual and Interagency Reviews completed by the Interagency Review Team and reviewed submitted comments.

Mr. Newstrom presented site shots of the property and reviewed the applicable standards for approval for the Commission to consider in reviewing the proposed conditional use permit.

Mr. Newstrom reviewed the compatibility of the proposed Conditional Use Permit with surrounding land use as well as current traffic, parking, and loading area. Mr. Newstrom gave an overview of current signage and non-permitting of such.

Mr. Newstrom reviewed recommended conditions of approval.

- 1) *At least one accessible parking space shall be provided and marked on site.*
- 2) *A permit shall be obtained for the existing signs on the property.*

Mr. Newstrom presented the Commission with four (4) alternatives:

The Story County Planning and Zoning may consider the following alternatives:

- 1) *The Story County Planning and Zoning Commission recommend conditional approval of the Conditional Use Permit, as put forth in case CUP02-13, to the Story County Board of Adjustment, and directs staff to place the case on the April 3, 2013 Board of Adjustment agenda.*
 - 2) *The Story County Planning and Zoning Commission recommend approval of the Conditional Use Permit, as put forth in case CUP02-13, to the Story County Board of Adjustment, and directs staff to place the case on the April 3, 2013 Board of Adjustment agenda.*
 - 3) *The Story County Planning and Zoning Commission recommend denial of the Conditional Use Permit, as put forth in case CUP02-13, to the Story County Board of Adjustment, and directs staff to place the case on the April 3, 2013 Board of Adjustment agenda.*
 - 4) *The Story County Planning and Zoning Commission tables the Conditional Use Permit, as put forth in case CUP02-13, back to the applicant and/or staff for further review and/or modifications, and directs staff to place this item on the April 1, 2013 Planning and Zoning Commission Agenda under Old Business.*
-

COMMISSION COMMENTS:

Ms. Nancy Miller questions how the noncompliant property use came to staff's attention. Mr. Newstrom stated that staff was informed by the Assessor's office.

Ms. Nancy Miller questioned the location of current signage. Mr. Newstrom explained current signage locations.

APPLICANT COMMENTS:

Mr. Dave Jensen

Mr. Jensen stated he feels staff has reviewed the application completely.

Mr. Gast questioned whether Mr. Jensen felt he could comply with the recommended conditions. Mr. Jensen stated he feels he can bring the property into compliance regarding the two recommended conditions.

PUBLIC COMMENT:

None

COMMISSION DISCUSSION:

None

MOTION: The Story County Planning and Zoning Commission recommend conditional approval of the Conditional Use Permit, as put forth in case CUP02-13, to the Story County Board of Adjustment, and directs staff to place the case on the April 3, 2013 Board of Adjustment agenda. Two conditions being: 1) At least one accessible parking space shall be provided and marked on site. 2) A permit shall be obtained for the existing signs on the property.

Motion: Gast
Second: Weigel
Voting Aye: Weigel, Miller, Couser, Gast
Voting Nay: None
Not Voting: None
Absent: Vegge, Struthers

NEW BUSINESS:

7. II REZ02-13 ROOSA REZONING

Applicant: Dean Roosa
Nature of Request: Rezone from A-1 to R-1
Staff Member: Charlie Dissell
Parcel Number(s): 05-23-310-100

STAFF PRESENTATION:

Mr. Charlie Dissell reviewed the proposed application for requested rezoning and outlined the applicable land use designation, ownership, current zoning, land use information and provided site shots of the property. Mr. Dissell explained the future use of the proposed land if rezoned.

Mr. Dissell reviewed the Ames Urban Fringe Plan stating the proposed rezoning falls within said plan. Mr. Dissell also provided the Commission with a map showing the proposed area and the

Fringe Plan designation area.

Mr. Dissell gave an overview of surrounding land use and zoning. Mr. Dissell also reviewed surrounding and adjacent Greenbelt Zoning areas.

Mr. Dissell outlined the requirements applicable to rezoning requests.

Mr. Dissell reviewed staff recommended conditions.

- 1) *Work with the Story County Environmental Health Department to evaluate the septic system for the existing single-family dwelling prior to any development of the site.*
- 2) *The Official Zoning Map Amendment Area only includes those lands that are in the A-1 Agricultural Zoning District. The GB/C Greenbelt Conservation district shall be preserved.*

Mr. Dissell presented the Commission with four (4) alternatives:

- 1) *The Story County Planning and Zoning Commission recommends approval of the Official Zoning Map Amendment, as put forth in case REZ02-13, to the Story County Board of Supervisors, and direct staff to schedule first consideration on April 2, 2013.*
- 2) *The Story County Planning and Zoning Commission recommends conditional approval of the Official Zoning Map Amendment, as put forth in case REZ02-13, to the Story County Board of Supervisors, and directs staff to schedule first consideration on April 2, 2013.*
- 3) *The Story County Planning and Zoning Commission recommends denial of the Official Zoning Map Amendment, as put forth in case REZ02-13, to the Story County Board of Supervisors, and direct staff to schedule first consideration on April 2, 2013.*
- 4) *The Story County Planning and Zoning Commission tables the Official Zoning Map Amendment, as put forth in case REZ02-13, back to the applicant and/or staff for further review and/or modifications, and directs staff to place this item on the April 1, 2013. Planning and Zoning Commission Agenda under Old Business.*

COMMISSION COMMENTS:

Mr. Gast asked for clarification regarding the current rezoning application (Roosa Rezoning) compared to last rezoning request (Soupir Rezoning) and how each falls into the Ames Urban Fringe Plan. Mr. Dissell stated the Plan has different tiers and also stating that the current rezoning falls into tier 3, Rural Residential. Mr. Dissell went on to explain that the Roosa Rezoning application is located in an area that is not planned to be annexed by the City of Ames unlike the Soupir application.

APPLICANT COMMENTS:

Ms. Carol Jacobs Peck

Ms. Peck stated their goal is to have the parcel net one acre. Ms. Peck also stated she would like to see the Greenbelt zoning be preserved.

Mr. Gast questioned Ms. Peck whether she felt she could work with both recommended conditions to make sure the land is in compliance with the Story County Land Development Regulations and the Ames Urban Fringe Plan. Ms. Peck concurred.

PUBLIC COMMENT:

Mr. Daryle Drake

Mr. Drake asked for clarification regarding future land use. Ms. Peck stated their goal is to have

two residential buildable lots on the proposed land. Mr. Drake reviewed current speed limits and traffic use in the area and stated he feels if the goal is to create multiple lots then traffic and access should be reviewed. Mr. Drake stated he feels two lots should not create an issue with his concerns.

BOARD DISCUSSION:

None

MOTION: The Story County Planning and Zoning Commission recommends conditional approval of the Official Zoning Map Amendment, as put forth in case REZ02-13, to the Story County Board of Supervisors, and direct staff to schedule first consideration on April 2, 2013. Conditions being: 1) Work with the Story County Environmental Health Department to evaluate the septic system for the existing single-family dwelling prior to any development of the site. 2) The Official Zoning Map Amendment Area only includes those lands that are in the A-1 Agricultural Zoning District. The GB/C Greenbelt Conservation district shall be preserved.

Motion: Gast

Second: Weigel

Voting Aye: Weigel, Miller, Couser, Gast

Voting Nay: None

Not Voting: None

Absent: Vegge, Struthers

OTHER BUSINESS:

Long Range Planning

None

Follow-up on items recommended to the Board of Supervisors and Board of Adjustment

Mr. Dissell gave an overview of current cases.

COMMISSION COMMENTS:

Mr. Weigel commented on the growth near the Story County and Boone County line.

STAFF COMMENTS:

Mr. Dissell reminded Commission members of his request for quotes for an upcoming APA article. APA, American Planning Association, membership was discussed.

Ms. Miller asked for staff to add an additional meeting notification via text message. Ms. Kristin Cook stated the Story County website has a Notify Me section in which Commission members can sign up for such email or text notification. Ms. Cook stated she also sends an email notification before every meeting to all Commission members. Ms. Cook stated no additional notifications will be made.

ADJOURNMENT: 6:18 p.m.

Approval of Minutes

Title and Date