

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



*"Commitment, Vision, Balance"*

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

**MINUTES  
STORY COUNTY  
PLANNING AND ZONING COMMISSION**

<b>DATE:</b> June 3, 2015	Aaron Steele, Chair	2018	
	Scott Wendt, Vice-Chair		2017
<b>CALL TO ORDER:</b> 4:00 p.m.	Nancy Couser	2015	
<b>PLACE:</b> Public Meeting Room	Susan Donaldson	2015	
Administration Building	Nancy Miller	2016	
	*Marvin Smith		2018
	Jerry Cable		
	2019		
	*Absent		

**ADJOURNMENT:** 4:26 PM

**PUBLIC PRESENT:** Eddie Buell

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

**ROLL CALL:** Steele, Wendt, Couser, Donaldson, Miller, Cable

**ABSENT:** Smith

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**APPROVAL OF AGENDA (MCU)**

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**APPROVAL OF MINUTES (MCU)**

May 6, 2015

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**PUBLIC COMMENTS: Opened 4:02 p.m. – Closed 4:02 p.m.**

None

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**NEW BUSINESS:**

**CUP01-15 BUELL CONDITIONAL USE PERMIT**

**Nature of Request:** Conditional Use Permit for construction of a Communications Tower/Facility (Cell Tower)

**Staff Member:** Ryan Newstrom

**Parcel Number:** 12-05-100-100

**STAFF PRESENTATION:**

Mr. Ryan Newstrom reviewed the proposed nature of the Conditional Use Permit request. Mr. Newstrom reviewed the Standards for Approval relative to Conditional Use Permits and the application's adherence to said standards. Mr. Newstrom discussed surrounding land uses. Mr. Newstrom provided site shots of the proposed Communications Tower/Facility location.

Mr. Newstrom cited all pertinent Inter-agency comments.

Mr. Newstrom provided the following alternatives for the Commission to consider:

- 1) *The Story County Planning and Zoning Commission recommends conditional approval of the Conditional Use Permit, as put forth in case CUP01-15, to the Story County Board of Adjustment.*
- 2) *The Story County Planning and Zoning Commission recommends approval of the Conditional Use Permit, as put forth in case CUP01-15, to the Story County Board of Adjustment.*
- 3) *The Story County Planning and Zoning Commission recommends denial of the Conditional Use Permit, as put forth in case CUP01-15.*
- 4) *The Story County Planning and Zoning Commission postpones decision on the Conditional Use Permit, as put forth in case CUP01-15, and request further information from the applicant and/or staff for further review and/or modifications.*

**COMMISSION COMMENTS:**

None

**APPLICANT COMMENTS:**

**Eddie Buell, Buell Consulting and Verizon Wireless**

Mr. Buell stated that Verizon adheres to the FAA health admissions regulations and telecommunications act. Mr. Buell stated that staff gave a thorough review of the proposed application. Mr. Buell gave an overview of possible future expansion.

Ms. Nancy Miller commended Mr. Buell for being forward thinking with possible expansion.

Ms. Nancy Couser asked for clarification regarding co-location on the water tower. Mr. Buell stated that the tower currently has an existing antenna on the tower and there is not enough distance between antennas to allow for additional antennas.

**PUBLIC COMMENTS:**

None

**DISCUSSION:**

Mr. Aaron Steele questioned whether or not telecommunication tower required co-location surface area is tracked by staff. Staff stated that meeting minutes could be recounted for information if needed.

Mr. Steele asked for clarification regarding the supplemental standards that had not been met by the applicant. Mr. Newstrom stated that although the standards were not met by the applicant in submitted letter, staff was able to attain the information via the submitted site plan.

**MOTION: The Story County Planning and Zoning Commission recommends approval of the Conditional Use Permit, as put forth in case CUP01-15, to the Story County Board of Adjustment.**

**Motion:** Couser

**Second:** Donaldson

**Voting Aye:** Couser, Miller, Donaldson, Steele, Wendt, Cable

**Voting Nay:** None

**Not Voting:** None

**Absent:** Smith

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**COMMENTS:**

**Staff**

Mr. Charlie Dissell gave an update to the C2C Plan and survey that is currently available to Story County citizens. Mr. Dissell stated that the County has shared the survey via social media throughout the County, which has helped to attain a good response. Mr. Dissell stated that the next Citizen Task Force Meeting is scheduled for June 11·2015. Mr. Dissell also stated that the community meetings are scheduled over next 2-4 weeks. All information can be found at [www.c2cplan.com](http://www.c2cplan.com).

Mr. Dissell gave an update to the CUP02-15 Bedingfield kennel application stating that it had been approved.

Mr. Dissell stated that Ms. Couser had tentatively accepted to be part the Master Matrix Review Committee.

**COMMISSION:**

Ms. Couser stated that the Dakins Lake improvements are very impressive.

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**ADJOURNMENT:** 4:26 PM

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**Approval of Minutes**

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**Title and Date**