

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

515-382-7245

**MINUTES
STORY COUNTY
BOARD OF ADJUSTMENT**

DATE: June 17, 2015	David Miller, Chair	2015
	Stephen McGill, Vice Chair	2017
CALL TO ORDER: 4:00 p.m.	*Karen Youngberg	2019
PLACE: Public Meeting Room, 2 nd Floor Administration Building	Lynn Scarlett	2018
	*Joanna Anderson	2016
	(* Absent	

ADJOURNMENT: 4:18 PM

PUBLIC PRESENT: Eddie Buell, Kristian Olson

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

APPROVAL OF AGENDA (MCU)

APPROVAL OF MINUTES (MCU)

May 20, 2015

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

None

HEARING ITEMS:

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 reviewed the notifications in regards to the Board of Adjustment meeting.

Mr. Newstrom provided Board members with Planning and Zoning Commission recommendation:

Planning and Zoning Commission recommended approval of case CUP01-15 to the Story County Board of Adjustment with a unanimous vote and directed staff to place the item on the June 17, 2015 meeting agenda.

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

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

1. *The Story County Board of Adjustment accepts the recommendation of the Planning and Zoning Commission and approves the Conditional Use Permit, as put forth in case CUP01-15.*
2. *The Story County Board of Adjustment acknowledges the recommendation of the Planning and Zoning Commission, however, approves the Conditional Use Permit, as put forth in case CUP01-15., with conditions.*
3. *The Story County Board of Adjustment acknowledges the recommendation of the Planning and Zoning Commission, however, denies the Conditional Use Permit, as put forth in case CUP01-15., with conditions.*
4. *The Story County Board of Adjustment postpones decision on the Conditional Use Permit, as put forth in case CUP01-15, and directs the applicant and/or staff to address specific areas for additional information for further review and/or modifications for review at the July 15, 2015 Board of Adjustment meeting.*

APPLICANT COMMENTS:

Mr. Eddie Buell

Mr. Buell thanked staff for their guidance through the process and gave a short summary regarding co-location.

Mr. David Miller asked for clarification regarding height. Mr. Buell stated that antenna height will be a maximum of 159'.

PUBLIC COMMENTS:

None

BOARD COMMENTS:

None

FINDINGS OF FACT

MOTION: Move to adopt the Findings of Fact in the Staff Report prepared for and presented to the Story County Zoning Board of Adjustment.

VOTE: (McGill/Scarlett) (3-0)

Motion: McGill
Second: Scarlett
Voting Aye: McGill, Scarlett, Miller
Voting Nay: None
Not Voting: None
Absent: Youngberg, Anderson

DECISION

MOTION: MOTION: Move to approve the Decision as outlined in the Staff Report prepared and presented to the Story County Board of Adjustment.

VOTE: (McGill/Scarlett) (3-0)

Motion: McGill
Second: Scarlett
Voting Aye: Miller, Scarlett, McGill
Voting Nay: None
Not Voting: None
Absent: Youngberg, Anderson

ORDER

MOTION: Move to approve the request as proposed by the applicant in Case No. CUP01-15, as discussed by the Board of Adjustment and in the Staff Report prepared for and presented to the Story County Zoning Board of Adjustment finding that all applicable Legal Principles have been satisfied.

VOTE: (*Scarlett/McGill*) (3-0)

Motion: Scarlett
Second: McGill
Voting Aye: Scarlett, Miller, McGill
Voting Nay: None
Not Voting: None
Absent: Anderson, Youngberg

WHEREFORE, it is ordered that the application for a Conditional Use Permit (Case Number CUP01-15) by Eddie Buell for property located at the Northwest Quarter of the Northwest Quarter Section Five (5), Township Eighty-three (83) North, Range Twenty-one (21) West of the 5th P.M., (Parcel ID # 12-05-100-100), for a communication tower is hereby approved as evidenced by the Board's findings that all Legal Principles have been met as required by the *Story County Land Development Regulations*.

OTHER BUSINESS:

Discuss Letter to Story County Board of Supervisors Regarding Fence/Wall Regulations.

STAFF PRESENTATION:

Mr. Charlie Dissell gave an overview of the draft letter. Board members agreed to sign the draft letter as written.

COMMENTS

STAFF

Mr. Dissell introduced Andrew Watson, Planning and Development Intern, to Board members.

Mr. Dissell informed Board members that he has accepted another position away from Story County and his last day will be July 10, 2015. Board members thanked Mr. Dissell for his work and wished him well on his new venture.

BOARD

None

ADJOURNMENT: 4:18 PM

Approval of Minutes

Title and Date