

**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> August 5, 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 (4:10)	2018
	Jerry Cable	2019
	*Absent	

**ADJOURNMENT:** 4:12 PM

**PUBLIC PRESENT:** Allen Thompson, Ross Baxter, Harold Ault, Deb Schildroth, Linda Miller, Frances Arellano, Jerry Nelson

**STAFF PRESENT:** Andrew Watson, Planning and Development Intern; Planner; Kristin Cook, Recording Secretary

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

**ABSENT:** Smith, Couser

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**APPROVAL OF AGENDA (MCU)**

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**APPROVAL OF MINUTES (MCU)**

July 1, 2015

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**PUBLIC COMMENTS: Opened 4:03 p.m. – Closed 4:03 p.m.**

None

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**NEW BUSINESS:**

**SUB04-15 PLEASANT GROVE SUBDIVISION**

**STAFF PRESENTATION:**

Mr. Andrew Watson gave an overview of the proposed subdivision as submitted. Mr. Watson reviewed the proposed location and current zoning as well as past and current usage of such. Mr. Watson gave an overview of the plat requirements.

Mr. Watson provided a review of Inter-agency comments that had been given to staff as follows:

**Auditor Conservation**

*This survey addresses our concerns from the first time we saw it and we have no additional comments.*

**Comments from the General Public**

*Notification letters were mailed to surrounding property owners regarding the subject hearing on the subdivision request on July 17, 2015.*

**Comments from Floodplain Management Program**

*The property is located in a Special Flood Hazard Area as defined by FEMA. As such, the requirements of the Floodplain Management Ordinance are not applicable.*

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

- 1) The Story County Planning and Zoning Commission recommends approval of the Minor Subdivision Plat, as put forth in case SUB04-15, to the Story County Board of Supervisors, and directs staff to place this item on the August 18, 2015 Board of Supervisors agenda.
- 2) The Story County Planning and Zoning Commission recommends conditional approval of the Minor Subdivision Plat, as put forth in case SUB04-15, to the Story County Board of Supervisors, and directs staff to place this item on the August 18, 2015 Board of Supervisors agenda.
- 3) The Story County Planning and Zoning Commission recommends denial of the Minor Subdivision Plat, as put forth in case SUB04-15, to the Story County Board of Supervisors, and directs staff to place this item on the August 18, 2015 Board of Supervisors agenda.
- 4) The Story County Planning and Zoning Commission delays decision on the Minor Subdivision Plat, as put forth in case SUB04-15, and requests the applicant and/or staff further review and/or modify the application, and directs staff to place this item on the September 2, 2015 Planning and Zoning Commission Agenda under Old Business.

**COMMISSION COMMENTS:**

Mr. Aaron Steel asked for clarification regarding the floodplain manager comments. Mr. Watson clarified.

Ms. Nancy Miller asked whether the applicant had submitted all needed subdivision application requirements. Mr. Watson concurred.

**APPLICANT COMMENTS:**

**Mr. Ross Baxter; Iowa Natural Heritage Foundation**

Mr. Baxter gave an overview of project goals.

**PUBLIC COMMENTS:**

None

**DISCUSSION:**

None

**MOTION: The Story County Planning and Zoning Commission recommends approval of the Minor Subdivision Plat, as put forth in case SUB04-15, to the Story County Board of Supervisors, and directs staff to place this item on the August 18, 2015 Board of Supervisors agenda.**

**Motion:** Miller

**Second:** Wendt

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

**Voting Nay:** None

**Not Voting:** None

**Absent:** Smith, Couser

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**COMMENTS:**

**Staff**

Ms. Deb Schildroth introduced herself to the Commission as the External Operations Director. Ms. Schildroth informed Commission members that Mr. Jerry Moore will be the new Planning Development Director and will be starting on August 18, 2015.

Ms. Miller asked for more information regarding Ms. Schildroth's position. Ms. Schildroth elaborated.

**COMMISSION:**

None

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**ADJOURNMENT:** 4:12PM

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**Approval of Minutes**

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**Title and Date**