

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



"Commitment, Vision, Balance"

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**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: December 2, 2015	Aaron Steele, Chair	2018
	Scott Wendt, Vice-Chair	2017
CALL TO ORDER: 4:00 p.m.	Nancy Couser	2015
PLACE: Public Meeting Room	Susan Donaldson	2015
Administration Building	Nancy Miller	2016
	Marvin Smith	2018
	Jerry Cable	2019
	*Absent	

ADJOURNMENT: 7:15 PM

PUBLIC PRESENT: Steven Black, Pat Black, W.Jean Longnecker, Kenneth Larkin, Dona Coumon, Chris Jansen, Chris Shires, Nicole Nechamcky, Noah Wendt, Steve Lage

STAFF PRESENT: Jerry Moore, Director; Ryan Newstrom, Planner, Deb Schildroth, Leanne Harter

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

ABSENT: None

APPROVAL OF AGENDA (MCU)

APPROVAL OF MINUTES (MCU)

November 4, 2015

Donaldson made a motion to revise minutes to revise a clerical error. Motion passed unanimously

PUBLIC COMMENTS: Opened 5:03 p.m. – Closed 5:03 p.m.

None

NEW BUSINESS:

ELECTION OF OFFICERS CALENDAR YEAR 2016

Miller moved to keep the officers the same for 2016 as 2015. Motion passed unanimously.

NEW BUSINESS:

PUBLIC HEARING ITEM

CUP03-08.1 BLACK FAMILY TRUST CONDITIONAL USE PERMIT MAJOR MODIFICATION

Jerry Moore presented the staff report as presented on the application materials on the agenda. Commission members asked questions of staff to clarify the issues at hand.

Steele asked the applicant to present their case. Steve Black presented his case to the Commission and opened it up for questions. Commission members asked questions of the applicant. Much discussion occurred between the applicant and Commission regarding noise, traffic flows and how the train relates to their retail and novelty farm.

Steele opened the public hearing at 5:09.

Kenneth Larkin voiced his concerns with the proposal. He added that there is much difficulty with farm implements using the roads on their busy days, and visitors not following traffic laws. He also noted concerns with sewage from the applicant's property being in the creek on his property.

Dona Coumon voiced her concerns with noise associated with the dog shows even though she lives a mile away, and issues with traffic.

Noah Wendt agreed with the applicant that since 2013 there have been little issues with traffic, dust, or getting his farm tractors or implements up and down 610th. He commended the applicant on the improvements they have made to improve conditions in the area.

The public hearing was closed a 5:23. The Commission asked further questions of staff. They then began their deliberations.

MOTION: The Story County Planning and Zoning Commission recommend approval of the Conditional Use Permit, as put forth in case CUP03-08.1, with conditions as presented by staff to the Story County Board of Adjustment, and directs staff to place the case on the May 20, 2015 Board of Adjustment agenda.

Motion: Cable

Second: Couser

Voting Aye: Cable

Voting Nay: Wendt, Smith, Couser, Miller, Donaldson, Steels

Not Voting: None

Absent: None

Further deliberation ensued to clarify the issues at hand.

MOTION: The Story County Planning and Zoning Commission remands the Conditional Use Permit as put forth in case CUP03-08.1, back to the applicant for further review and/or modifications, as specified during the discussion.

Motion: Smith

Second: Wendt

Voting Aye: Cable, Donaldson, Couser, Smith, Wendt, Miller

Voting Nay: Steele

Not Voting: None

Absent: None

A five minute recess was announced by Steele. Meeting reconvened at 6:05.

NEW BUSINESS:
SUB05-15 LAGE MINOR SUBDIVISION FINAL PLAT

Jerry presented the staff report as presented in the application materials on the agenda. Steve Lage, the applicant, answered questions of the Commission.

MOTION: The Story County Planning and Zoning Commission recommends approval of the Minor Subdivision Plat, as put forth in case SUB05-15, to the Story County Board of Supervisors, and directs staff to schedule review by the Board of Supervisors.

Motion: Smith

Second: Donaldson

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

Voting Nay: None

Not Voting: None

Absent: None

NEW BUSINESS:

PRESENTATION OF THE DRAFT C2C COORDINATED LONG RANGE PLAN

CONSULTANT PRESENTATION:

Chris Janson and Chris Shires presented the draft C2C (Capstone to Cornerstone) plan and gave dates of upcoming meetings. Mr. Janson also reviewed public engagement outreach. Mr. Janson gave an overview of the draft chapters and showed where they can be found at www.c2cplan.com. They directed the Commission to review the draft and to focus their attention on the Land Use Chapter.

Discussion of the plan continued between Consultants, staff and the Commission. Consultants directed the Commission to get comments to them by February.

NEW BUSINESS:

CONSIDERATION AND APPROVAL OF 2016 WORK PROGRAM

Jerry Moore presented the draft work program to the Commission. Discussion occurred between staff and the Commission.

MOTION: The Story County Planning and Zoning Commission accepts the 2016 Work Program as presented by staff

Motion: Miller

Second: Smith

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

Voting Nay: None

Not Voting: None

Absent: None

COMMENTS:

Staff

Jerry Moore asked for guidance and clarification for training ideas for the Commission. Commissioners discussed.

COMMISSION:

Brief discussion was held regarding the meeting between the Commission and staff.

ADJOURNMENT: 7:15PM

Amor Steel

Approval of Minutes

Chair 3/2/16

Title and Date