

STORY COUNTY
PLANNING AND ZONING
STORY COUNTY ADMINISTRATION
900 6TH STREET
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"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: June 1, 2016	Aaron Steele, Chair	2018
	*Carla Barnwell	2020
CALL TO ORDER: 5:00 p.m.	Linda Murken	2020
PLACE: Public Meeting Room	Nancy Miller	2016
Administration Building	Ruth Hulstrom	2017
	*Marvin Smith	2018
	Jerry Cable	2019
	*Absent	

ADJOURNMENT: 8:35 PM

STAFF PRESENT: Jerry Moore, Director; Emily Zandt, Planner; Stephanie Jones, Recording Secretary; Deb Schildroth; Leanne Harter.

PUBLIC PRESENT: Dean Biechler, Denise Biechler, Larry Mesenbrink, Cory Strait, Chris Gardner, Bob Gibson, Margaret Vance, Scott Vance

ROLL CALL: Hulstrom, Steele, Miller, Murken, Cable

ABSENT: Barnwell, Smith

APPROVAL OF AGENDA (MCU)

APPROVAL OF MINUTES (MCU)

May 4, 2016

PUBLIC COMMENTS: Opened 4:02 p.m. – Closed 4:03 p.m.

None

Rick Sanders spoke regarding the Board of Supervisors and Planning and Zoning Commission roles. Discussion took place between Mr. Sanders and the Commission regarding the confusion that occurred after the Board of Supervisors decision of the Ames Urban Fringe Plan. Mr. Sanders reminded the Commission that they are a recommending body, they are vital to the review process and should continue providing their best recommendation of the various items that come before them. Aaron Steele mentioned that if there was ever a time in the future that the Board of Supervisors would like a commission member present at a board meeting they would appreciate being asked to attend.

PUBLIC HEARING ITEMS:

THE IRONS SUB02-16

Jerry Moore presented the staff report and gave an overview of the proposed Major Subdivision SUB02-16 The Irons. This item had been tabled at the May 4, 2016 Planning and Zoning Commission meeting to request additional information from the applicant. The Commission asked various questions of Staff.

Bob Gibson and Chris Gardner spoke regarding the open space area. Mr. Gibson talked about the Advantex septic system and how it would be discharged. Mr. Gibson spoke about the size of the private drives and that they have been designed to have a turn-around stub which meets regulations of the international fire code. Mr. Gibson and Mr. Gardner spoke about what would happen if the golf course were to go away in the future that the drives would then become streets. The Commission asked various questions of the applicant and staff before beginning deliberations.

Jerry Moore reported that we received an email from Union Pacific Railroad at 2:30 p.m. today. Mr. Moore summarized the letter for the record. Cory Straight Ames Golf and Country Club stated that he doesn't feel the railroad is extremely busy. He has never had a complaint from a golfer that the railroad has caused any issues with the golf course.

MOTION: The Story County Planning and Zoning Commission recommends approval of the Major Subdivision Preliminary Plat, The Irons with the proposed Alternative Compliance items and the conditions recommended by staff as put forth in case SUB02-16, to the Story County Board of Supervisors, and directs staff to place this item on the Board of Supervisors agenda.

Motion: Cable

Second: Miller

Voting Aye: Miller, Cable

Voting Nay: Steele, Murken, Hulstrom

Not Voting: None

Absent: Barnwell, Smith

Vote: 2-3

Motion failed

Commission members asked further questions and continued deliberations.

MOTION: The Story County Planning and Zoning Commission recommends denial of the Major Subdivision Preliminary Plat, The Irons as put forth in case SUB02-16, to the Story County Board of Supervisors, and directs staff to place this item on the Board of Supervisors agenda.

Motion: Murken

Second: Miller

Voting Aye: Murken, Steele, Hulstrom, Miller

Voting Nay: Cable

Not Voting: None

Absent: Barnwell, Smith

Vote: (4-1)

Steele called a 10 minute recess at 6:40 p.m.

Steele called the meeting back to order at 6:50 p.m.

BIECHLER BED AND BREAKFAST CUP03-16

Emily Zandt presented the staff report and gave an overview of the proposed conditional use permit. Staff has received two comments from the public. One neighbor is concerned about traffic and another neighbor strongly supports the proposed bed and breakfast. Commission members asked questions of Ms. Zandt.

The applicants, Dean and Denise Biechler, spoke about the proposed project. Mr. Biechler stated that the barn would be a consideration for venues in the far future if their children decided to take over and add that addition. The garage addition and pavilion would allow for a screened in area for the bed and breakfast guests away from mosquitos. Mr. Biechler indicated they held three weddings on their farm in the past for family and friends and there have been no complaints from neighbors during those events.

Larry Mesenbrink spoke about his concerns with traffic issues. He has concerns regarding if the bed and

breakfast business would affect the conservation in the area. He feels the dust from vehicles will create issues and affect the crop production.

Scott Vance spoke and stated that he has no problem with a bed and breakfast or a small venue. He is in favor of this project and hopes that the Commission will approve.

Steele opened the public comments at 7:43 and closed at 7:53.
Public Comments: None

The Commission asked further questions of the applicant and began deliberations.

MOTION: The Story County Planning and Zoning Commission recommends approval of the Conditional Use Permit as put forth in case CUP03-16, with the following conditions:

1. *The Bed and Breakfast shall have a maximum of four (4) guest rooms in the current house.*
2. *Remodeling shall be limited to the existing 300 sq. ft. attached garage into a reception area and the addition of a 600 sq. ft. pavilion.*
3. *There shall be a maximum of 30 parking spaces in total for the Bed and Breakfast and the venue, including ADA compliant parking spaces.*
4. *The applicant shall install a paved surface for ADA compliant parking to the entrance of the dwelling and venue buildings and install required ADA compliant signage.*
5. *Amplified music outdoors shall not be permitted.*
6. *Additional lighting for outdoor venues shall be limited to the venue space(s), walkways and areas over doorways. All lighting shall meet county requirements.*
7. *The applicant shall ensure the provision of potable (drinking) water at all events.*

Motion: Murken

Second: Miller

Voting Aye: Miller, Steele, Cable, Murken, Hulstrom

Voting Nay: None

Not Voting: None

Absent: Barnwell, Smith

Vote: (5-0)

CAFO COMMITTEE MEMBER APPOINTMENT:

Steele reminded the Commission that at the May 4, 2016 meeting the Commission asked Carla Barnwell if she was interested in being appointed to the CAFO Committee. Barnwell was going to think about it and let us know at tonight's meeting. Barnwell was unable to attend tonight's meeting, but she emailed the Staff and Commission stating that she is interested in being appointed.

MOTION: Appointment of Carla Barnwell to the CAFO Committee.

Motion: Cable

Second: Murken

Motion passed unanimously

CENTER GROVE ORCHARD EMERGENCY PLAN

Jerry Moore presented the Center Grove Orchard Emergency Plan provided by Center Grove Orchard. The Commission asked questions and discussed the plan with Staff.

MOTION: The Story County Planning and Zoning Commission recommends approval of the Center Grove Orchard Emergency Action Plan to the Board of Adjustment.

Motion: Murken

Second: Hulstrom

Motion passed unanimously.

COMMENTS:

STAFF:

Jerry Moore gave an update on the C2C Plan progress.

COMMISSION: The commission members asked to see certain items included with the Staff Report on the Agenda Center.

ADJOURNMENT: 9:17PM



Approval of Minutes



Title and Date