

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: July 6, 2016	Aaron Steele, Chair	2018
	Carla Barnwell (Left at 5:37)	2020
CALL TO ORDER: 4:00 p.m.	Linda Murken	2020
PLACE: Public Meeting Room	Nancy Miller	2016
Administration Building	Ruth Hulstrom (Arrived at 4:01)	2017
	Marvin Smith	2018
	Jerry Cable	2019
	*Absent	

ADJOURNMENT: 5:44 p.m.

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

PUBLIC PRESENT: None

ROLL CALL: Steele, Barnwell, Murken, Miller, Smith, Cable

ABSENT: Hulstrom (Arrived 4:01)

APPROVAL OF AGENDA

Added an item to vote for a Vice Chair before Staff Comments. (MCU)

APPROVAL OF MINUTES (MCU)

June 1, 2016

PUBLIC COMMENTS: Opened 4:01 p.m. Closed at 4:03

Leanne Harter spoke about the C2C implementation phase after adoption of the Plan by the Board of Supervisors.

DISCUSSION OF STORY COUNTY PLANNING AND DEVELOPMENT WORK PROGRAM:

Jerry Moore stated that since there are no development review items for tonight's meeting we will update the Commission about three Story County Planning and Development Work Program staff has been working that include a proposed Special Events Ordinance, site review of mobile home parks in the county and information learned about site selection of a temporary site location for construction and demolition waste material in the event of a natural disaster in the county.

Jerry Moore updated the Commission about the Special Events Ordinance. The Commission had questions as to why we need a special events ordinance. Mr. Moore stated that a special events ordinance would help with a quicker turnaround time with the application process as it included an administrative review process. There was much discussion between the Commission and Mr. Moore about how it would be decided as to which events would need to be regulated, and what exemptions to

allow. Overall, numerous comments and suggestions were provided by the commission regarding the proposed draft Special Events Ordinance.

Emily Zandt presented information to the Commission about the five recent mobile home park site visits. Ms. Zandt stated that a review of the Crestview Mobile Home Park was placed on hold at this time while the park owner responds to water quality issues.

Homestead Mobile Home Park has 77 lots. This park appeared to be maintained and clean. This park does not offer rentals.

Rolling Hills has 129 lots, and 34 are rental units. They have a Conditional Use Permit allowing four spaces as camper spaces. There was concern with a storm sewer drain grate cover on the private drive. The grate cover did not appear to be fastened to the drive. Planning staff plan to communicate safety concerns about the grate cover to the park manager.

Hickory Grove has 40 lots. They are interested in expanding the park and adding a storm shelter. They recently have paved the drives within the park. There is an abandoned cable tower that some of the residents are using for satellite dishes to gain better reception. Planning staff plan to communicate to the park manager about potential safety concerns as the base of the tower was not enclosed with fencing.

Country Living Mobile Home Park is working with the City of Colo to update their sewage lagoon system. The drives are gravel, however they appeared to be in good condition. There is an area on the north side of the park that contained a fair amount of junk related items including old tires appliances and metal material. Planning Staff plan to communicate with the park manager about possible services and resources available to dispose of some of the items and will conduct another site review of the park.

Overall, issues discovered from the site review of the mobile home parks were somewhat limited. Hickory Grove and Rolling Hills had several feral cats. Planning staff plan to discuss this issue further with the Story County Animal Control Department. Planning staff also plan to send letters to the parks for any safety concerns and will continue to communicate with park managers annually.

The Commission had questions regarding Crestview Mobile Home Park. Deb Schildroth gave an update and stated that the closure order is still in effect. The park owner and his attorney worked through a plan at the July 5, 2016 Story County Board of Health meeting. The park owner plans to downsize to less than 15 units which will remove the DNR oversight of the water quality. The park has to be down to less than 15 units by August 8, 2016. The property owner plans to loop the water system and some mobile homes are being moved to the north side of the park which must be completed by December 1, 2016. If it's completed by or before this date, the Story County Board of Health will rescind the closing order. The water quality issue must also be in compliance by completing three consecutive tests with good results before December 1, 2016.

Amelia Schoeneman presented an update on a temporary construction/demolition landfill site. Boone County Landfill currently provides for the disposal of construction and demolition waste in Story County. The concern that created this work program item in part was what would happen in the event that there was a disaster in Story County that created more waste than the Boone County Landfill could handle. The DNR has several remedies for this type of situation.

- Operational procedural order for solid waste provisions.
- Exceptional events exceptions for natural disasters.
- Emergency solid waste transfer permit.

Steele suggested this may be a good point to pass the information onto emergency management services.

ELECTION OF VICE CHAIR

MOTION: Cable was nominated by Miller for Vice Chair.

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

Voting Nay: None

Not Voting: None

Absent: None

Vote: (5-0)

COMMENTS

Staff:

Jerry Moore gave an update about plans for the commission to participate in a future field trip to see a Hubbell Homes conservation design subdivision in the Des Moines area

Commission:

Linda Murken communicated to the other commission members about the paving of Grant from 190th to Gilbert and the concerns of traffic increases and congestion that may occur in addition to traffic concerns on George Washington Carver and Cameron School Road with the existing and proposed development in the area. Ms. Murken also asked if the Commission could play a roll in participating in discussions and recommendations about traffic issues and concerns.

Aaron Steele suggested that a work session be held with Darren Moon, Story County Engineering Department during a future commission meeting to learn more about the county's traffic planning process and to also discuss traffic concerns in various areas of the county.

ADJOURNMENT: 5:44PM



Approval of Minutes



Title and Date