

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



"Commitment, Vision, Balance"

515-382-7245

**MINUTES
STORY COUNTY
BOARD OF ADJUSTMENT**

AN AUDIO RECORDING OF THE FULL MEETING MAY BE FOUND IN THE PLANNING AND DEVELOPMENT DEPARTMENT, OR BY VISITING WWW.STORYCOUNTYIOWA.GOV

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| DATE: April 19, 2017 | Steve McGill | 2017 |
| | Lynn Scarlett | 2018 |
| CALL TO ORDER: 4:02 p.m. | Karen Youngberg (arrived at 4:04) | 2019 |
| PLACE: Public Meeting Room | Randy Brekke | 2019 |
| Administration Building | Steve Bruns | 2021 |
| | *Absent | |

PUBLIC PRESENT: Lisa McCoy

STAFF PRESENT: Jerry Moore, Director; Emily Zandt, Planner; Amelia Schoeneman, Planner; Stephanie Jones, Recording Secretary; Ethan Anderson, Story County Attorney; Deb Schildroth, Board of Supervisors

ROLL CALL: Scarlett, McGill, Brekke, Youngberg, Bruns

ABSENT:

APPROVAL OF AGENDA (MCU)

APPROVAL OF MINUTES (MCU)

March 15, 2017

PUBLIC COMMENTS:

Ethan Anderson was present from the Story County Attorney's office and gave an overview of the YSS lawsuit initiated by the Palensky Trust vs The Story County Board of Adjustment. Mr. Anderson stated that the county will be receiving assistance from the Hopkins and Huebner Law Firm and that it is okay for any of the board members to answer questions from Attorneys, Hugh Cain and Brent Hinders. Mr. Anderson stated that at this time, he was not able to give a lot of information about the case, but if any of the board members have any questions they are welcome to call his office.

HEARINGS:

CUP04-17 Alliant Energy Tower

STAFF MEMBER: Amelia Schoeneman

Amelia Schoeneman presented the staff report and gave an overview of the proposed tower request. Alliant Energy is requesting a conditional use permit to allow the construction of a new communication tower east of Nevada. The tower would support two-way radio and real time communications. It would replace an existing tower that is located on a property to the west of the proposed site, which cannot support the necessary communications technology. Alliant Energy will also allow Corn Belt Power Cooperative to co-locate on the tower. The proposed tower meets all standards of approval and supplemental standards required for the conditional use permit. At their April 5, 2017 meeting, the Planning and Zoning Commission recommend approval of the

conditional use permit with the following condition:

1. A plat of survey will be recorded for the reconfiguration of the existing parcel into the 7.3-net acre parcel prior to the issuance of a zoning permit.

The applicant has since met the condition.

APPLICANT COMMENTS: Dustin Kerns stated that he did not have anything further, but that he was happy to answer any questions. Brekke asked why the tower was not re-built in the same location as the original tower. Rick Grace stated that the existing property owner did not want to sell land for the tower, but instead wanted to rent land. Mr. Kerns stated that Alliant does not want to rent. Mr. Kerns also stated that the old tower was located in the flood plain so Alliant wanted to move out of that area.

PUBLIC COMMENTS: None

Prior to the motion McGill stated that he would be abstaining from the vote because he is the assistant trust officer handling this trust at his employer.

MOTION: The Story County Board of Adjustment approves the Conditional Use Permit as put forth in case CUP04-17.

Motion: Steve Bruns

Second: Karen Youngberg

Ayes: Scarlett, Youngberg, Brekke, Bruns

Nays: None

Abstain: McGill

Vote: (4-0)

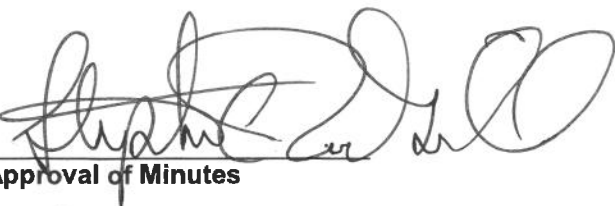
OTHER BUSINESS:

None

BOARD/STAFF COMMENTS:

Jerry Moore welcomed Steve Bruns to the Board of Adjustment. Mr. Moore shared information about the planning and zoning workshop sponsored by the ISU Extension that he and Brekke recently attended.

ADJOURNMENT: 4:31PM



Approval of Minutes

Chairman 5-17-2017

Title and Date