

STORY COUNTY PLANNING AND ZONING

STORY COUNTY ADMINISTRATION
900 6TH STREET
NEVADA, IOWA 50201-2087



"Commitment, Vision, Balance"

515-382-7245
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MINUTES STORY COUNTY BOARD OF ADJUSTMENT

DATE: December 7, 2011	David Miller, Chair	2011
	*Steven Larsen, Vice Chair	2011
CALL TO ORDER: 6:00 p.m.	Victoria Feilmeyer	2014
PLACE: Public Meeting Room	Stephen McGill	2013
Administration Building	*Lynn Scarlett	2013
ADJOURNMENT: 6:00 p.m.	(* Absent	

OTHER PEOPLE PRESENT:
Bryan Bradley

STAFF PRESENT:
Leanne Harter, Director; Kristin Cook, Recording Secretary

APPROVAL OF AGENDA (MCU)

APPROVAL OF MINUTES:
November 2, 2011 - Approved

PUBLIC COMMENTS: Opened 6:03 p.m. - Closed 6:03 p.m.
None

OLD BUSINESS:
None

NEW BUSINESS:

- 1) **VAR02-11: Bradley Variance Request**
Nature of Request: The request is for a Variance to the 35-Acre Minimum Lot Size Requirements of the A-1, Agricultural Zoning District, in Section 22 of Lafayette Township.
Parcel Number: 01-22-300-460
Staff Project Manager: Leanne Harter
-

STAFF PRESENTATION:
Ms. Leanne Harter presented the Staff Report via slide presentation.

Ms. Harter presented a vicinity map, topographical map, and site map that demonstrate the proposed variance.

Ms. Harter also described the Legal Principles as included in the presentation and staff report.

Ms. Harter presented the dates in which public notification occurred as well as interagency review.

Ms. Harter presented the alternatives as outlined in the staff report.

Ms. Harter stated that two surrounding property owners expressed an opposition to the presented variance.

Mr. David Miller asked staff to clarify the LESA, Land Evaluation Site Assessment, score and if the score is low does the Board even have anything to discuss. Ms. Harter defined the LESA score, applicable exceptions and how these would be applied to an application such as this. Ms. Harter reviewed the Land Development Regulations pertaining to LESA scores.

APPLICANT COMMENTS:

Mr. Bryan Bradley stated he purchased this property in July 2011 and his intended use of the property is to build a single family dwelling. Mr. Bradley also stated the property does not have good soil for Agricultural use.

Ms. Vicki Feilmeyer asked Mr. Bradley if he had any reason to think the surrounding property owners may not want this variance to be granted. Mr. Bradley stated his neighbors seemed accepting of his proposal when he approached them.

Mr. Steve McGill asked who the contractor would be for the construction of the single family dwelling. Mr. Bradley stated he would be the general contractor on site.

Mr. Miller asked Mr. Bradley's if his intent, when purchasing the property, was to build a single family dwelling. Mr. Bradley concurred and stated he was aware of the process the County would require to build on said property and felt comfortable taking the needed steps.

Ms. Feilmeyer asked if the parcel had been split at an earlier date. Mr. Bradley confirmed.

PUBLIC COMMENTS:

None

BOARD COMMENTS:

Mr. Miller asked staff to review pros and cons of the proposed variance and as to why staff recommended this process to the applicant. Ms. Harter complied. Ms. Harter also reviewed a previous variance with similar circumstances that had been approved.

MOTION: **Move to adopt the Findings of Fact in the Staff Report prepared for and presented to the Story County Board of Adjustment.**

VOTE: ***Feilmeyer/McGill (3-0)***

Motion: Feilmeyer
Second: McGill
Voting Aye: Feilmeyer, McGill, Miller
Voting Nay: None
Not Voting: None
Absent: Larsen, Scarlett

MOTION: **Move to adopt the Decision regarding the Legal Principles as outlined in the Staff Report, prepared for and presented to the Story County Board of Adjustment except item 1A and item three.**

VOTE: *McGill/Feilmeyer (3-0)*

Motion: McGill
Second: Feilmeyer
Voting Aye: McGill, Miller, Feilmeyer
Voting Nay: None
Not Voting: None
Absent: Larsen, Scarlett

MOTION: Move to approve the request as proposed by the applicant in Case No. VAR02-11, as discussed by the Board of Adjustment and in the Staff Report prepared for and presented to the Story County Board of Adjustment finding that all applicable Legal Principles have been satisfied.

VOTE: *Feilmeyer/McGill (3-0)*

Motion: Feilmeyer
Second: McGill
Voting Aye: Miller, Feilmeyer, McGill
Voting Nay: None
Not Voting: None
Absent: Larsen, Scarlett

NEW BUSINESS:

2) **ELECTION OF OFFICERS**

MOTION: Move to elect David Miller as Board of Adjustment Chair and Steve McGill to serve as Vice Chair for the upcoming 2012 calendar year.

VOTE: *Feilmeyer/McGill (3-0)*

Motion: Feilmeyer
Second: McGill
Voting Aye: Feilmeyer, McGill, Miller
Voting Nay: None
Not Voting: None
Absent: Larsen, Scarlett

OTHER BUSINESS:

None

BOARD COMMENTS:

Mr. Dave Miller thanked Steve Larsen for his service on the Board of Adjustment.

STAFF COMMENTS:

Ms. Harter reviewed the upcoming Board of Adjustment vacancies and a handout that reviews the responsibilities of the Board Members. Ms. Harter also reviewed Planning and Zoning Department name changes and meeting templates.

ADJOURNMENT: 6:38 p.m.

Approval of Minutes

Title and Date