

**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

DATE: January 16, 2019	Steve McGill	2022
	*Lynn Scarlett	2023
CALL TO ORDER: 4:01 PM	*Karen Youngberg	2019
PLACE: Public Meeting Room	Randy Brekke	2019
Administration Building	Matthew Neubauer	2021
*Absent		

PUBLIC PRESENT: John Miranowski

STAFF PRESENT: Jerry Moore, Planning and Development Director; Emily Zandt, Planner; Stephanie Jones, Recording Secretary

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

ABSENT: Scarlett, Youngberg

APPROVAL OF AGENDA (MCU)

APPROVAL OF MINUTES (MCU)

November 29, 2018

APPROVAL OF FINDINGS OF FACTS FROM PREVIOUS MEETING Motion by Brekke, Second Neubauer by (MCU)

Written Findings of Fact CUP10-17
Written Findings of Fact VAR06-18
Written Findings of Fact CUP09-18
Written Findings of Fact CUP10-18
Written Findings of Fact CUP07-18
Written Findings of Fact VAR05-18

PUBLIC COMMENTS: None

ADDITIONAL ITEMS:**Election of Officers for 2019 Calendar Year**

McGill stated that he would like to table this item until the next meeting when more members are present.

2019 Board of Adjustment Meeting Schedule Motion by Neubauer, Second by Brekke (MCU)**2019 Work Program**

Jerry Moore gave an overview of the work program and stated that the items are special projects that the Planning and Development Department works on throughout the year. The board had questions about the Construction/Demolition Landfill item and discussion took place on the process.

HEARINGS:**VAR07-18 Miranowski Variance Request**

Emily Zandt presented the staff report and stated that the applicant is requesting a consideration for a variance to Table 86-3 of the Story County Land Development Regulations, which establishes the setback requirements for the proposed A-2 Agribusiness District. The property is currently zoned A-1 Agricultural, however a rezoning to the A-2 Agribusiness District for the north 1 acre of the site is also being requested by the applicant. Zandt stated the first consideration of the rezoning request would be addressed by the Story County Board of Supervisors at their January 22, 2019 meeting. Zandt stated that the minimum setback requirement from the front lot line is 50' for all structures in both the A-1 Agricultural District and the A-2 Agribusiness District. The existing steel utility building (30' x 56') was constructed in 2015 through an Agricultural Exemption and is located approximately 36 feet south of the north property line. The applicant is requesting a 14' front yard setback variance from 50' to 36'. The variance request is required because of the applicant's application to rezone the property from A-1 Agricultural to A-2 Agribusiness and the change in the use of the building from agricultural equipment storage to wine processing, storage, and distribution.

Neubauer asked why a variance was not originally required. Zandt stated that the building was permitted through an agricultural exemption so was exempt from zoning requirements and now that the use is changing, the setback requirements must be met. There was discussion on the irregularities of the north property line due to the Interstate 35 on-ramp. Neubauer confirmed with staff that the processing use is what requires the rezoning to the A-2 Agribusiness District. Moore stated yes, it is the proposed processing of wine as well as the proposed wine distribution use.

John Miranowski spoke and gave background information about his business and how the building ended up being constructed within the required setback. Brekke asked how long of a timeframe it is to go from processing to packaging the wine. Miranowski stated the process takes approximately nine months. Neubauer asked if there are any concerns about traffic

beyond deliveries. Miranowski stated he does not anticipate any changes in traffic and that he and his employees generate the traffic.

MOTION: The Story County Board of Adjustment approves the request for a 14' front yard setback variance, from 50' to 36', to Table 86-3 of the Story County Land Development Regulations for the front setback of the existing building, as requested by the applicant and put forth in case VAR07-18, with the following condition:

1. This Variance shall be in effect only if and when the proposed rezoning request (REZ05-18: from the A-1 Agricultural District to the A-2 Agribusiness District) for the northern approximately 1 acre of the subject property is approved by the Story County Board of Supervisors and published in the three county-designated newspapers.

Motion: Neubauer

Second: Brekke

Ayes: Neubauer, Brekke, McGill

Nays: None

Not Voting: None

Absent: Scarlett, Youngberg

Vote: (3-0)

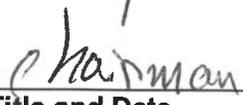
BOARD/STAFF COMMENTS:

Staff: None

Board: None

ADJOURNMENT: 4:55 PM


Approval of Minutes


Title and Date

