

**STORY COUNTY  
PLANNING AND DEVELOPMENT  
STORY COUNTY ADMINISTRATION  
900 6<sup>TH</sup> 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](http://WWW.STORYCOUNTYIOWA.GOV)**

<b>DATE:</b> February 20, 2019	Steve McGill	2022
	Lynn Scarlett	2023
<b>CALL TO ORDER:</b> 4:01 PM	Karen Youngberg	2019
<b>PLACE:</b> Public Meeting Room	*Randy Brekke	2019
Administration Building	*Matthew Neubauer	2021
*Absent		

**PUBLIC PRESENT:**

**STAFF PRESENT:** Amelia Schoeneman, Planner; Jerry Moore, Planning and Development Director; Stephanie Jones, Recording Secretary

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

**ABSENT:** Brekke, Neubauer

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**APPROVAL OF AGENDA (MCU)**

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**APPROVAL OF MINUTES (MCU)**

January 16, 2019

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**ELECTION OF OFFICERS** Motion by Youngberg, Second by Scarlett for McGill to continue as Chair. (MCU) Motion by McGill, Second by Youngberg for Scarlett to continue as Vice Chair (MCU)

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**APPROVAL OF FINDINGS OF FACTS FROM PREVIOUS MEETING** Motion by Scarlett, Second by Youngberg (MCU)

Written Findings of Fact VAR07-18

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**PUBLIC COMMENTS:** None

McGill asked staff what other alternatives were given besides the variance. Schoeneman summarized that the alternatives given were to eliminate the extra appliances and converting the kitchens to have one shared kitchen, pursuing a text amendment to the A-1 Agricultural District permitted uses, or a rezoning to allow multiple family dwellings, which would also require an amendment to the Ames Urban Fringe Plan. Schoeneman clarified that two other tenants besides family are allowed—the additional dwelling units above the single-family dwelling are not in compliance with the Story County Land Development Requirements.

The board deliberated and discussed that given that Mr. Wiggers has other alternatives to meet the requirements and was provided with the requirements and alternatives in 2016, the standards for the granting of a variance were not met.

**MOTION: The Story County Board of Adjustment denies the Wiggers variance request, as requested by the applicant and put forth in case VAR01-19, for a variance to allow three dwelling units on one parcel in the A-1 Agricultural District, in which one dwelling unit is permitted on each parcel.**

**Motion: Scarlett**  
**Second: Youngberg**  
**Ayes: Scarlett, Youngberg, McGill**  
**Nays: None**  
**Not Voting: None**  
**Absent: Brekke, Neubauer**  
**Vote: (3-0)**

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**BOARD/STAFF COMMENTS:**

**Staff:** Moore stated that a Conditional Use Permit for a new tower had been received. Moore spoke about new board member planning and zoning training offered through Iowa State University Extension. Moore talked about new ordinances that are currently being worked on and community outreach.

**Board:** McGill asked what would happen if an applicant ignores the requirements. Schoeneman stated that a notice of violation and voluntary compliance would be requested prior to a citation if compliance was not obtained.

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**ADJOURNMENT: 4:57 PM**

  
**Approval of Minutes**

Chairman 3-27-2019  
**Title and Date**