

**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: April 17, 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: Ryan Wiemold, Luke Feilmeier

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

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

ABSENT: None

APPROVAL OF AGENDA (MCU)

APPROVAL OF MINUTES (MCU)

March 27, 2019

APPROVAL OF FINDINGS OF FACTS FROM MARCH 27, 2019 MEETING Motion by Scarlett, Second by Neubauer (MCU)

Written Findings of Fact CUP01-19

PUBLIC COMMENTS: None

HEARINGS:

CUP02-19 Story County Conservation Board, Hickory Grove Park Beach House Replacement

Amelia Schoeneman presented the staff report and stated that this request is for a conditional use permit for the replacement of the beach house at Hickory Grove Park. Hickory Grove Park is located one and a half miles southwest of the City of Colo on 250th Street. The park contains a 98-acre lake with one sand beach where an existing beach house is located. The beach is located in the central portion of the park, over 1,000 feet south of park entrance and 250th street on the east side of the lake. The new beach house will be located on the same site as the existing beach house approximately 150 feet to the northwest. The existing beach house will be removed. The proposed beach house is a prefabricated building, approximately 30-feet by 21.5-feet. The proposed beach house will use the existing parking lot, trail, and existing utilities. The existing wastewater lagoon was permitted in 1967 and leakage issues have been identified. Story County Conservation is actively seeking alternative options to the lagoon system and a new wastewater system is planned to be installed by July 2020. Schoeneman stated that at their April 3, 2019, meeting, the Planning and Zoning Commission recommend approval of the conditional use permit with a condition related to the installation of a new wastewater treatment system by the fall of 2020. The Commission had questions about ADA access to the beach. Conservation staff provided information on how, as part of the lake restoration project currently underway, ADA access to the beach would be provided through a new parking lot at lake level located approximately 400 feet to the northeast of the beach. The lot would connect to the beach via a path.

The Commission also had concerns about staff's recommended timeline for the condition on the new wastewater treatment system installation as Story County Conservation indicated they would like to have work completed in the fall of 2019 at the earliest or July 2020 at the latest, with the conclusion of the lake restoration project. Staff's recommended condition was to install the new system by the fall of 2020 in case of construction delays.

Neubauer asked if the county has zoning for parkland. Schoeneman stated no, but it is permitted in the current zoning district of A-1 Agricultural. Brekke asked about the location of overflow parking. Luke Feilmeier, Story County Conservation, talked about where the overflow parking is located on the grassy area north of the site. Neubauer asked why the beach house is being moved to a different location on the site. Feilmeier stated that from the current location, it is difficult to see the entire beach and swimming area, and the new location is centralized so that the entire area can be seen for safety. Wiemold stated that the new location is also closer to the parking area.

MOTION: The Story County Board of Adjustment approves the Conditional Use Permit for the Story County Conservation Board Hickory Grove Park Beach House Replacement as put forth in case CUP02-19, as submitted, with the following condition:

1. **Install a new wastewater treatment system by fall 2020.**

Motion: Scarlett

Second: Neubauer

Ayes: Scarlett, Neubauer, McGill, Youngberg, Brekke

Nays: None

Not Voting: None

Absent: None

Vote: (5-0)

BOARD/STAFF COMMENTS:

Staff: Moore stated that Raspberry Hill Bed and Breakfast has resubmitted a new application and the Conditional Use Permit will be addressed by the Board of Adjustment at the May 15, 2019 meeting. Moore gave an overview of the permits issued and development cases that were presented to the Board of Supervisors during the first quarter quarterly report. Discussion took place about the new Home Business Ordinance and the Special Events Ordinance.

Board: Brekke asked if there is any information available about required Board of Adjustment depositions involving a past Conditional Use Permit that was challenged in court. Moore stated we are waiting to hear back from the attorney for the date.

ADJOURNMENT: 4:38PM



Approval of Minutes

Chairman 5-15-2019

Title and Date