



**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: August 21, 2019	Steve McGill	2022
	Matthew Neubauer	2021
	Karen Youngberg	2019
CALL TO ORDER: 4:00 PM	Randy Brekke	2020
PLACE: Public Meeting Room Administration Building		

PUBLIC PRESENT: None

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

ROLL CALL: McGill, Youngberg, Brekke, Neubauer

ABSENT: None

APPROVAL OF AGENDA (MCU)

APPROVAL OF MINUTES Motion by Neubauer, Second by Youngberg (MCU)
July 17, 2019

**APPROVAL OF FINDINGS OF FACTS FROM July 17, 2019 MEETING Motion by Brekke
Second by Neubauer (MCU)**

Written Findings of Fact CUP08-19

PUBLIC COMMENTS: None

HEARINGS:

CUP07-19 Roland Vet Clinic

Marcus Amman presented the staff report and stated that the Roland Vet Clinic is proposing to add boarding of animals to their existing veterinary services. The total number of animals they are proposing to board is 40 dogs, 4 cats, and 2 horses. Horse boarding closely relates to horse stables, a permitted use in the A-1 District. The applicants are also requesting a rezoning from A-1 to A-2 district for the west part of the property (Parcel B) for the Veterinarian Clinic operation that expanded beyond what the

zoning ordinance permits for home businesses and the Board of Supervisors approved the first consideration yesterday. Under an administrative process, the vet clinic also recently obtained a Home Business Permit for dog grooming. Amman provided background information and stated that the Roland Veterinary Clinic was first established on the property by a previous property owner and veterinarian in 1996. The clinic was originally located in the dwelling, which was constructed on Parcel A in 1996. A home business permit was issued for the use with a condition that no boarding of animals was permitted.

Youngberg asked if there is a permit required to board animals. Amman stated that they are state certified to board animals. A copy of the state certificate was submitted with the CUP request. Brekke asked for clarification on the fences. Amman stated that there would be a fence to separate the patient dogs from boarded dogs and to meet the 50' set back requirement (for exercise runways) for dog boarding. Discussion took place about the number of dogs allowed to be boarded.

MOTION: The Story County Board of Adjustment recommends approval of the Conditional Use Permit for the Roland Veterinarian Clinic Boarding as put forth in case CUP07-19, with the following conditions:

1. The Roland Veterinarian Clinic must request and obtain a Conditional Use Permit Modification before any additional kennels may be added.

Motion: Neubauer

Second: Youngberg

Ayes: Brekke, Neubauer, Youngberg, McGill

Nays: None

Not Voting: None

Absent: None

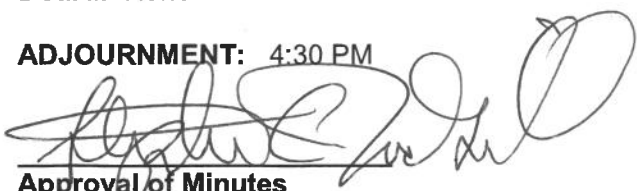
Vote: (4-0)

BOARD/STAFF COMMENTS:

Staff: Moore stated Lynn Scarlett resigned from the board due to accepting a new job so her new work hours do now allow her to continue on the Board of Adjustment. Moore stated that the position is being advertised and a new vice chair will need to be elected at the next meeting. Moore stated that at the September meeting there will be a Conditional Use Permit for a proposed communication tower at the Story County Animal Shelter, and summarized the new Stormwater and Erosion Control Ordinance amendment that the Board of Supervisors has approved the first reading. Moore stated that the Board also approved an extension on the internship program so that there will be an intern year around, rather than only in the summer as in the past. Youngberg asked if FEMA would be involved with the Stormwater Ordinance. Moore stated that would be a separate process through the floodplain permit application process.

Board: None

ADJOURNMENT: 4:30 PM


Approval of Minutes

Chairman 9-18-2019
Title and Date