

**STORY COUNTY
PLANNING AND DEVELOPMENT
STORY COUNTY ADMINISTRATION
900 6TH STREET
NEVADA, IOWA 50201-2087**



"Commitment, Vision, Balance"

MINUTES

STORY COUNTY

PLANNING AND ZONING COMMISSION

AN AUDIO RECORDING OF THE FULL MEETING MAY BE FOUND IN THE PLANNING AND DEVELOPMENT DEPARTMENT, OR BY VISITING WWW.STORYCOUNTYIOWA.GOV

DATE: 12/06/2023	Ben Jensen, Chair	2025
	Ray Lee, Vice Chair	2023
CALL TO ORDER: 4:02 PM	Debbie Younkin	2026
	*Kathy Mens	2027
PLACE: Public Meeting Room	Bart Clark	2025
Administration Building	*Gary Guthrie	2023
	*Dalton Johnston	2024
	*Absent	

Special Note: Members of the public could also participate via Zoom.

STAFF PRESENT: Leanne Harter, Director; Andrea Wagner, Planner; Leslie Day, Recording Secretary

PUBLIC PRESENT: Jeff Gibbons, Jerry Sloan, Steven & Lacey Osborne, Ron & Liz Pehl, Bob Gibson (via Zoom)

APPROVAL OF AGENDA:

MOTION: Clark moved to approve the agenda as presented.

Motion: Clark

Second: Lee

Voting Aye: (MCU)

Voting Nay: None

Not Voting: None

Absent: Guthrie, Johnston, Mens

Motion passed.

APPROVAL OF MINUTES:

MOTION: Lee moved to approve the minutes from the October 4th, 2023 meeting and November 1st, 2023 meeting.

Motion: Lee

Second: Younkin

Voting Aye: (MCU)

Voting Nay: None

Not Voting: None

Absent: Guthrie, Johnston, Mens

Motion passed.

PUBLIC COMMENTS: None.

PUBLIC HEARINGS: Discussion and Consideration of Proposed Amendments to Certain Boundaries of the Official Zoning Map of Story County, Iowa, Ordinance 313--Underwood Rezoning--Andrea Wagner

Wagner presented on the proposed amendments to certain boundaries of the Official Zoning Map of Story County, Iowa, Ordinance 313 (Underwood Rezoning).

Jensen asked if there were questions for the staff.

Younkin asked if Story County Conservation had any issues with this application.

Wagner responded there were no issues since no new development is proposed on that property.

Jensen asked if the applicant Bob Gibson had any comments.

Gibson commented that Dayton Pkwy exist within an easement, on the Underwood property and the Gibbons property, and it will stay where it is, but it will be converted to a street lot if the subdivision moves forward.

PUBLIC COMMENTS:

Liz Pehl, 2017 Dayton Pkway, stated she lives at the end of the before mentioned easement. She said she knows the discussion is not about the new development, but essentially will be what will happen if this goes through. It will make it happen and affect all neighbors down the road. Neighbors know about the development but don't know how or what is being developed and how it will affect all of them. She added she knew she cannot argue or discuss the new development but she wanted to make her feelings known.

Younkin asked if at the time they develop it will come back to the commission for discussion.

Wagner confirmed it would be discussed in a meeting and said at that point there will be more details and neighbors would also be notified, a sign would be put on the property saying a Subdivision has been proposed, and the Planning & Zoning Commission would review it again, as well as the Board of Supervisors.

Lee asked if more lots were to be added, how the Oak Savanna would be protected.

Wagner replied it depends on the subdivision type. If there was only one more lot added, protection would not apply, unless the County Conservation Board would make a recommendation that a buffer is needed and then it would be up to the Board of Supervisors to consider that recommendation.

MOTION: Clark moved to approve Alternative 1 as presented: The proposed Story County Zoning Map Amendment from the A-1 Agricultural District to the A-R Agricultural Residential District for a

portion of the property located at 5525 North Dayton Avenue, Ames, Iowa (parcel #05-13-400-470) as put forth in case OZM23-000001.

Motion: Clark

Second: Younkin

Voting Aye: Younkin, Clark, Lee, Jensen.

Voting Nay: None

Not Voting: None

Absent: Guthrie, Johnston, Mens

Motion passed.

NEW BUSINESS: 2024 Meeting Schedule

MOTION: Clark moved to approve the Meeting Schedule as presented.

Motion: Clark

Second: Lee

Voting Aye: (MCU)

Voting Nay: None

Not Voting: None

Absent: Guthrie, Johnston, Mens

Motion passed.

COMMENTS:

Staff:

Leanne Harter said she started her position as the new director of the Planning & Development Department and is looking forward to working together. Also added that if the Commission members have any suggestion for training items to let staff know. Harter mentioned that the joint work session the Commission members have with the Board of Supervisors to discuss the Work Program will be in February.

Commission:

Jensen stated he would not attend the January meeting.
Younkin asked Jensen if he wanted to be chair again
Jensen said he would be ok being Chair again

ADJOURNMENT: 4:28 PM

A handwritten signature in black ink, consisting of a large, stylized 'J' followed by a horizontal line and a flourish.

Approval of Minutes

Vice Chair 

Title and Date 3 Jan 2024