



**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: 02/07/2024	*Ben Jensen, Chair	2025
	Ray Lee, Vice Chair	2028
CALL TO ORDER: 4:00 PM	Debbie Younkin	2026
	Kathy Mens	2027
PLACE: Public Meeting Room	Bart Clark	2025
Administration Building	Gary Guthrie	2028
	Dalton Johnston	2024
	*Absent	

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

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

PUBLIC PRESENT: Scott Renaud, Allen Myers, Sandra King, Russ Junkins (via Zoom)

JOINT WORK SESSION OF BOARD OF SUPERVISORS AND PLANNING AND ZONING COMMISSION

COMMISSION AND BOARD MEMBERS PRESENT: Latifah Faisal, Lisa Heddens, Linda Murken, Bart Clark, Gary Guthrie, Dalton Johnston, Kathy Mens, Ray Lee, and Debbie Younkin

The Board of Supervisors and Planning and Zoning Commission met to discuss the work program items for the Planning and Development Department.

Harter began the discussion on the 2024 Work Program beginning with the below items. She noted that staff recommends the transition from a calendar year work program to one aligned with the fiscal year. As such, the proposed work program for consideration is nearly 18 months in length.

Recommended High Priority

1. Healthy and Viable Manufactured Home Parks Program—to be completed 10/31/2024
2. C2C Plan Review (Survey Follow-up, Chapter 6 Economic Development, Urban Expansion Areas)—to be completed 10/31/2024
3. Climate Resiliency Planning - Climate Reduction Pollution Grant (Polk County)—to be completed 06/30/2025
4. Density-Based Program Development—to be completed 09/30/2024
5. Flood Preparation and Recovery Guide —to be completed 08/31/2024
6. Annual Review of Land Development Regulations—to be completed 06/30/2025.
7. Develop Substantial Damage Management Plan (Floodplain)—to be completed by 12/31/2024
8. Fees/Fines Schedules—to be completed by 06/30/2024

Recommended Medium Priority

9. Debris Management Site Planning and Implementation—to be completed by 02/28/2025
10. Historic Preservation Plan/Certified Local Government—to be completed by 06/30/2025
11. Housing Action Plan Implementation —to be completed by 06/30/2025
12. Current Projects Map—to be completed by 05/31/2024
13. Erosion Control and Stormwater Management Outreach—to be completed by 08/31/2024
14. Building Code Feasibility Study—to be completed by 06/30/2025

Recommended Low Priority

15. Local Foods Programming

MOTION: Mens moved to approve the work program.

Motion: Mens

Second: Johnston

Voting Aye: All

Voting Nay: None

Not Voting: None

Absent: Jensen

Motion passed. MCU.

Adjournment: 4:31 PM

REGULAR PLANNING AND ZONING COMMISSION MEETING

Called to Order at 4:35 PM

APPROVAL OF AGENDA:

MOTION: Clark moved to approve the agenda as presented.

Motion: Clark

Second: Mens

Voting Aye: All

Voting Nay: None

Not Voting: None

Absent: Jensen

Motion passed. MCU.

APPROVAL OF MINUTES:

MOTION: Clark moved to approve the minutes from the January 10th, 2024 meeting.

Motion: Clark

Second: Mens

Voting Aye: All

Voting Nay: None

Not Voting: None

Absent: Jensen

Motion passed. MCU.

PUBLIC COMMENTS: None.

PUBLIC HEARINGS: Discussion and Consideration of Official Zoning Map OZM24-000001 – Ag Leader Rezoning –Marcus Amman

Amman presented on the proposed Ag Leader Rezoning.

Lee asked to hear from the applicant and/or property owner.

Scott Renaud, Renaud Engineers representing AgLeader Technologies, introduced himself and said he came with the owner Al Myers and were hoping for the rezoning to be approved.

Guthrie asked what was the communication with the City of Ames and what is the long-term plan.

Renaud said they talked to the City of Ames before but they were looking at their options if they needed to talk to the City of Ames or Story County for this project. He went on to explain that AgLeader has used this property since 2008 doing equipment testing and development. The development is a small part of the 109 acres owned. The owner wants to maintain the agricultural use and look, with no desire to do an urban-type development, and City of Ames told them that area will not have utilities available until after 2040. However, the City of Ames wants to put stipulations on their property.

Guthrie asked if there were any plans for helping mitigate CO₂ and electricity in the plans for their business.

Allen Myers, 4083 W 190th St. Ames. responded their business is very low impact for a manufacturing business, and there will not be any manufacturing on the farm. Some of their customers like John Deere are asking their suppliers to show things they're doing to improve sustainability and diversity. However, they don't see many opportunities to do that in their facilities in town, so they have no plans to do that.

Harter reiterated what Amman shared that the rezoning request is solely under the purview of Story County. While comments from the City of Ames are appreciated, they do not have any regulatory authority in this matter.

PUBLIC COMMENTS:

Russ Junkins (accompanied by his wife Mary Louise via Zoom) stated they own the property immediately to the south of the property in question and is attending the meeting just to understand what is being suggested in this area, but they have no objections.

MOTION: Mens moved to approve Alternative 1 as presented: The Story County Planning and Zoning Commission recommends approval of the proposed Story County Zoning Map Amendment from the A-1 Agricultural District to the C-LI Commercial Light Industrial District for a portion of the property located between S. Riverside Dr. and Timber Rd, on 265th St. Ames, Iowa (parcel #09-27-200-405) as put forth in case OZM24-000001.

Motion: Mens

Second: Johnston

Voting Aye: All

Voting Nay: None

Not Voting: None

Absent: Jensen

Motion passed. MCU.

COMMENTS:

Staff:

Harter made a note that there will be a March Planning and Zoning Commission Meeting.

Commission:

No comments

ADJOURNMENT: 4:54 PM

A handwritten signature in black ink, appearing to be 'G. L.', written over a horizontal line.

Approval of Minutes

Vice Chair 6 MAR 2024

Title and Date

