

**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](http://WWW.STORYCOUNTYIOWA.GOV)**

<b>DATE:</b> 05/01/2024	Ben Jensen, Chair	2025
	Ray Lee, Vice Chair	2028
<b>CALL TO ORDER:</b> 4:00 PM	Debbie Younkin	2026
	Kathy Mens	2027
<b>PLACE:</b> Public Meeting Room	Bart Clark	2025
Administration Building	*Gary Guthrie	2028
	Dalton Johnston (arrived at 4:04 after roll call)	2024
	*Absent	

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

**STAFF PRESENT:** Leanne Harter, Director (on Zoom); Marcus Amman, Senior Planner; Andrea Wagner, Senior Planner; Leslie Day, Recording Secretary

**PUBLIC PRESENT:** In Person: Dave Struthers, Steve Black, Tom Kimberley, Donna Kimberley, Jessica Freeman, Kathy Davis. On Zoom: Rosalyn.

**APPROVAL OF AGENDA:**

**MOTION:** Lee moved to approve the agenda as presented.

**Motion:** Lee

**Second:** Mens

**Voting Aye:** All

**Voting Nay:** None

**Not Voting:** None

**Absent:** Johnston, Guthrie

**Motion passed. MCU.**

**APPROVAL OF MINUTES:**

**MOTION:** Clark moved to approve the minutes from the April 3<sup>rd</sup>, 2024 meeting.

**Motion:** Clark

**Second:** Mens

**Voting Aye:** All

**Voting Nay:** None

**Not Voting:** None

**Absent:** Johnston, Guthrie

**Motion passed. MCU.**

**PUBLIC COMMENTS:** None.

**PUBLIC HEARINGS:**

**Discussion and Consideration of CTC24-000001, A Request for Cornerstone To Capstone (C2C) Comprehensive Plan Future Land Use Map Amendment--Andrea Wagner**

Wagner presented on request to amend the Cornerstone to Capstone Comprehensive Plan Future Land Use Map.

Clark asked to clarify if a Conditional Use Permit was not an option.

Wagner responded that was correct. Chapter 90 of the ordinance lists the allowed uses for a Conditional Use Permit request and RV repair shop is not one of the allowable conditional uses.

**PUBLIC COMMENTS:**

Ian Freeman, applicant, owner of Camper Commander explained how the business started and that it was not his intention to break the law, he explained they called the County to get a sign and that is when they were informed through that process that the property was not zoned correctly. Freeman tried to explain that the C2C was meant to be modified to protect the natural resources and the land in Story County, but against large sweeping developments that would hurt those resources, not their business which is in one acre. He also spoke about the LESA score being on their favor and the building where they operate, which existed before they started operating in it and would likely be empty if they leave, potentially causing financial hardship to the owner. Freeman also expressed their desire as a family to keep their business in Collins, because they have grown to love that community. He explained they have received great support from many neighbors, also talked about the employment opportunities they bring to the community. Freeman said that during their time operating there, approximately three years, they have never had a complaint. He stated he wants to work with Story County to get compliant. He mentioned he believes the biggest concern is that other businesses could come after them and suggested to make it conditional, so if they moved it could go back to the current zoning.

Younkin asked if there was any land closing to Collins that is viable for them to move and operate in.

Freeman said his wife has done some research and has not found many available properties that are properly zoned for them to operate in.

Younkin added that she is part of the Story County Economic Development Group and was wondering if Greg Piklap could help Camper Commander.

Wagner explained Greg Piklap is the liaison between the small cities and the county in terms of Economic Development. She added that she was not sure Collins had an expansion plan in place and if there is a property in an urban expansion area or an area that is more compatible with rezoning, that could be a request they could submit.

Amman read a Zoom comment from Rosalyn: "My opinion of the importance of this discussion is that we are thinking about setting a precedent for future requests for zoning change. I'm not opposed to this business, but I do think the County staff has a very good reason to recommend voting no to this zoning amendment request"

David Struthers, 72865 310<sup>th</sup> St. Collins. Stated he lives in the property adjoining the business of the applicant. Struthers spoke in favor of Camper Commander and spoke on Agricultural use in the area, traffic, character of the Freeman family and employment opportunities for Collins youth.

Tom Kimberley, 70806 335<sup>th</sup> St. Stated he shares a driveway with the business of the applicant. Kimberley spoke in favor of Camper Commander and stated traffic has not been an issue, he has seen this business grow from the start into the successful business it is now.

Kathy Davis, 70618 335<sup>th</sup> St. Stated she lives in a property adjoining the business of the applicant. Davies spoke in support of Camper Commander and stated traffic is not an issue, the concern

about future use is understandable, but asked if this could be reversed in the future. She spoke of the great asset this business is and her daughter has had a good experience working for Camper Commander.

Jessica Freeman, 406 3<sup>rd</sup> Ave. Collins, IA. Explained she has been looking for places to move their business and explained that their business is small. Jessica Freeman told the history of the building the business operates in and the land.

Steve Black, 32835 610<sup>th</sup> Ave. Cambridge, IA. Spoke in favor of Camper Commander. He explained he understood the issue of setting precedence; however, a smaller town business uniqueness should be taken into consideration. He also spoke about considering adding this type of business to the conditional use permit list of allowed uses.

Donna Kimberley, 70806 335<sup>th</sup> St. Stated she has shared the driveway with the business of the applicant since 1980. Kimberley spoke in favor of Camper Commander and commented about protection of natural resources claiming the business in question has not changed anything in that area.

Kathy Mens recused herself from voting due to conflict of interest.

Lee asked what was the process to add this type of business as an allowable conditional use type.

Wagner responded that would be through a Text Amendment request to change the Ordinance.

Lee asked if there would be a way for the rezoning to change if business ownership changed.

Wagner responded alternative 2 is approving with conditions and maybe the commission could try to formulate a condition that specifies their intention. Wagner also reminded the audience that the members of the Planning and Zoning Commission are making a recommendation to the Board of Supervisors who would make the decision to approve or deny this request.

Amman explained that the Planning and Development Department does not monitor sales of properties, and explained the issues involved with tying the zoning to ownership of the property.

**MOTION:** Clark moved to approve Alternative 3 as presented: The Story County Planning and Zoning Commission recommends denial of the requested Cornerstone to Capstone (C2C) Comprehensive Plan Future Land Use Map Amendment from Rural Residential to Commercial and Industrial for a portion of the property at 70766 335<sup>th</sup> Street in Section 33, Collins Township.

**Motion:** Clark

**Second:** Johnston

**Voting Aye:** Clark, Lee, Younkin, Johnston

**Voting Nay:** Jensen

**Not Voting:** Mens (recused herself)

**Absent:** Guthrie

**Motion passed by a 4-1 vote. No other motions were made.**

**COMMENTS:**

**Staff:**

Wagner stated there may be a June Planning and Zoning Commission Meeting, and it will be at 5:00 pm.

**Commission:**

Jensen apologized for missing many meetings and expressed his opinion about recent cases discussed during his absence. More specifically he spoke about the savanna prairie regulations, and asked if that could come back for a vote.

Amman asked if Jensen was requesting for the study to be done when savanna and prairie cannot be identified.

Jensen responded he would like to see that requirement eliminated altogether. The savanna prairie, the archeological studies and the signage requirements are things to be discussed.

Amman stated an overview can be done but is not sure the Board of Supervisors would want to make it so that what the County is trying to protect cannot be identified.

Jensen explained that some requests are coming back having the wrong effects, according to his point of view.

Amman asked Jensen to clarify his statement, if Jensen does not like that some requests that were approved to protect resources may have slowed down development, not stop development, but are in return protecting resources.

Jensen confirmed and stated that is his point of view and asked if there was a way to bring those issues back.

Amman said it could be brought back in the annual review.

Jensen stated that as a planning commission member he does not decide what is on the agenda, so he asked if he needed to submit a request as a citizen.

Harter stated that could be discussed during the annual review, and those issues could be brought then. However, staff would likely not support changing some of those regulations.

Mens asked about the process to review the signage ordinance.

Wagner responded that could also be brought to the annual review for discussion.

Harter explained the process and that the annual review by staff would kick off in June.

**ADJOURNMENT: 5:00 PM**

  
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**Approval of Minutes**

Chair 6/5/24  
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**Title and Date**