

**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: 07/10/2024	*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, Senior Planner; Andrea Wagner, Senior Planner; Leslie Day, Recording Secretary.

PUBLIC PRESENT: Via Zoom: Scott Arnold, Chad Leni, Mark Rothfork.

APPROVAL OF AGENDA:

MOTION: Guthrie moved to approve the agenda as presented.

Motion: Guthrie

Second: Younkin

Voting Aye: All

Voting Nay: None

Not Voting: None

Absent: Jensen, Johnston, Mens

Motion passed. MCU.

APPROVAL OF MINUTES:

MOTION: Younkin moved to approve the minutes from the June 5th, 2024 meeting.

Motion: Younkin

Second: Guthrie

Voting Aye: All

Voting Nay: None

Not Voting: None

Absent: Jensen, Johnston, Mens

Motion passed. MCU.

PUBLIC COMMENTS: None.

PUBLIC HEARINGS:

Discussion and Consideration of CUP24-000015, McFarland Park – Marcus Amman

Amman presented on the McFarland Park request.

Younkin inquired about page six, section E under Staff Comments of the Staff Report which read: "All lighting will meet the County's lighting requirements. The signage will require a sign permit prior to installation of the sign for conformity to the County requirements." Younkin asked if that statement needed to be a condition of approval.

Amman responded the members of the Planning and Zoning Commission could recommend that, however, staff is not recommending that.

Younkin added Story County Conservation would get a permit.

Amman confirmed saying it is not the first time Story County Conservation applied for a permit.

Younkin asked if it should be a condition.

Clark clarified that no one can put up a sign without getting a permit, so it should be covered, and the lighting standard is part of the plan.

Younkin asked if those would be included on the conditions, if the applicant was anyone else, other than Conservation.

Amman explained staff usually does not include those as conditions.

PUBLIC COMMENTS:

None

MOTION: Guthrie moved to approve Alternative 1 as presented: The Story County Planning and Zoning Commission recommends approval of the Conditional Use Permit for McFarland Park as put forth in case CUP24-000015, as submitted.

Motion: Guthrie

Second: Younkin

Voting Aye: Guthrie, Clark, Younkin, Lee.

Voting Nay: None

Not Voting: None

Absent: Jensen, Johnston, Mens

Motion passed. MCU.

Discussion and Consideration of CUP24-000017, ITC Midwest Ames Substation Expansion - Andrea Wagner

Wagner presented on the ITC Midwest Ames Substation Expansion request.

Clark asked the applicant if there was something in their guidelines that said the fence needs to be nine feet or is there an issue doing eight feet.

Scott Arnold responded that was also a question they had, knowing that the nine feet fence does not meet current guidelines, but from a safety perspective, a nine feet fence with a one-foot barbed wire, is a safety standard for ITC Midwest. He added ITC was looking for guidance from the Planning and Zoning Commission, if that could be waived or they needed to comply.

Guthrie asked what the reasoning was for having eight feet as a standard for the County.

Wagner responded it is what has been adopted in the Ordinance section on fences and wall heights, even for commercial properties, and that it would be limited to eight feet, which is the current maximum. She added staff could look at the exemption for public utilities, to see if it fits under that in terms of a safety regulation.

Guthrie stated that he thinks that if utility is asking for a higher fence for safety reasons, the safety overrides a lot of other factors.

Wagner clarified the members of the Commission could decide to remove the fence height condition as part of their recommendation.

Arnold spoke about the expansion of the area with industrial use, and the goal is to improve reliability.

Clark commented that he agrees with Guthrie about the fence height and asked the applicants if they would protest if that condition was left as it is.

Arnold stated applicants were planning on discussing it if it came up during the meeting, otherwise, they were going to discuss options with Planning and Development staff after the meeting. He added ITC recommendation is to have a nine-foot fence, so there is no opportunity of anyone entering into that area.

PUBLIC COMMENTS:

None

Guthrie proposed to remove condition two: The total fence height – including the barbed wire- shall be limited to eight-feet. He asked the applicant if he would agree to go through the necessary process to make it nine feet.

Arnold responded they would be willing to go through the necessary process.

MOTION: Guthrie moved to approve Alternative 2: The Story County Planning and Zoning Commission recommends approval of the Conditional Use Permit for the ITC Midwest Ames Substation Expansion as put forth in case CUP24-000017, with the following conditions:

1. A copy of the Iowa Department of Natural Resources National Pollutant Discharge Elimination System (NPDES) permit and a Stormwater Pollution and Prevention Plan (SWPPP) be provided to Planning and Development when they are available.
2. If the substation becomes fully de-energized, ITC Midwest shall remove all gravel from the site and restore the site to native grasses and/or to agricultural uses.

Motion: Guthrie

Second: Clark

Voting Aye: Guthrie, Clark, Younkin, Lee.

Voting Nay: None

Not Voting: None

Absent: Jensen, Johnston, Mens

Motion passed. MCU

COMMENTS

Staff:

Harter informed the members of the Planning and Zoning Commission that they would be receiving an email from staff, with an opinion from the Iowa Public Information Board (IPIB), regarding amendments made to Chapter 21 of the Iowa Code that went into effect July 1, 2024, which in summary allows members of the Commission to attend meetings virtually. She added attendance in-person is preferable, but virtual attendance will count towards quorum.

Commission:

None

MOTION: Lee moved to adjourn the meeting.

Voting Aye: All

Voting Nay: None

Not Voting: None

Absent: Jensen, Johnston, Mens

Motion passed. MCU.

ADJOURNMENT: 4:31 PM



Approval of Minutes

Chair 8/7/24

Title and Date