



PLANNING AND ZONING COMMISSION and BOARD OF SUPERVISORS - JOINT MEETING TENTATIVE AGENDA

Wednesday, May 7, 2025

4:00 PM

COMBINED BOS/PZC MEETING BEGINS AT 4:00 PM WITH REGULAR-SCHEDULED MEETING OF THE PLANNING AND ZONING COMMISSION TO FOLLOW IMMEDIATELY AT ITS CONCLUSION OR AT 5 PM IF THE JOINT WORKSESSION ENDS PRIOR TO THEN.

Public Meeting Room* - Story County Administration (900 6th Street) - Nevada, Iowa
THIS MEETING IS OPEN TO THE PUBLIC PURSUANT TO CHAPTER 21 IOWA CODE.

1. ROLL CALL/QUORUM DETERMINED

Planning and Zoning Commission - Younkin, Lee, Johnston, Guthrie, Clark, Mens,
Jensen

Board of Supervisors - Faisal, Heddens, Murken

2. APPROVAL OF AGENDA

**3. Review And Discussion Of The FY26 Planning And Development Work Program
WORK PROGRAM**

Documents:

[FY26 WORK PROGRAM DOCUMENT.PDF](#)

4. ADJOURNMENT

5. CALL TO ORDER; REGULARLY SCHEDULED COMMISSION MEETING

6. ROLL CALL/QUORUM DETERMINED

7. APPROVAL OF AGENDA

8. APPROVAL OF MINUTES

Documents:

[10_02 PZC MINUTES.PDF](#)

[12_04 PZC MINUTES.PDF](#)

[02_05 PZC MINUTES.PDF](#)

9. PUBLIC COMMENT

This is the time for members of the public to offer comments concerning matters not scheduled to be heard before the Planning and Zoning Commission.

10. OLD BUSINESS

11. NEW BUSINESS

11.I. Consideration Of Revisions To 2025 Meeting Schedules New Business

Documents:

[REVISED SCHEDULE.PDF](#)

12. PUBLIC HEARINGS

12.I. Discussion And Consideration Of Case Number TA25-000002 Golf Course Definition

Documents:

[STAFF REPORT.PDF](#)
[APPLICANT NARRATIVE.PDF](#)
[APPLICANT PROPOSED AMENDMENT MARKUP.PDF](#)

12.II. Discussion And Consideration Of Case Number CUP25-000009 Oxygen Fitness

Documents:

[STAFF REPORT.PDF](#)
[PERMIT JUSTIFICATION.PDF](#)
[SITE PLAN.PDF](#)

12.III. Discussion And Consideration Of OZM25-000001 - Manatt's Rezoning Request Public Hearing

Documents:

[STAFF REPORT MANATTS REZONING PZC.PDF](#)
[APPLICATIONMATERIALS.PDF](#)
[MANATTS HEAVY INDUSTRIAL COMMENT LETTER.PDF](#)

13. COMMENTS

Staff
Commission

14. ADJOURNMENT

INSTRUCTIONS TO PARTICIPATE IN ZOOM MEETINGS

To join Zoom meeting by computer, tablet, smartphone:

[https://us02web.zoom.us/j/8616144303?
pwd=TEdMOWltbnh1Nlcr01QdkFRcHd4Zz09&omn=82430669673](https://us02web.zoom.us/j/8616144303?pwd=TEdMOWltbnh1Nlcr01QdkFRcHd4Zz09&omn=82430669673)

Meeting ID: 852 757 4 1422

Passcode: 827245

To join the meeting by telephone:

Dial 312-626-6799 US

Meeting ID: 852 757 4 1422

*Story County strives to ensure that its programs and activities do not discriminate on the basis of race, color, national origin, sex, age or disability. Persons requiring assistance, auxiliary aids or services, or accommodation because of a disability may contact the county's ADA coordinator at (515) 382-7204.

****For further information on these cases, contact the Story County Planning and Development Department at PZWeb@storycountyiowa.gov or by phone at (515) 382-7245. Case Files, including exact property locations, may be inspected in the Story County Planning and Development Department located in the Story County Administration Building, 900 6th Street, Nevada, Iowa.**