

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



**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> 06/04/2025	^Ben Jensen, Chair	2025
	Ray Lee, Vice Chair	2028
<b>CALL TO ORDER: 4:00 PM</b>	Debbie Younkin	2026
	*Kathy Mens	2027
<b>PLACE:</b> Public Meeting Room	Bart Clark	2025
Administration Building	^Gary Guthrie	2028
	^Dalton Johnston	2025
	*Absent	
	^ Via Teams	

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

**STAFF PRESENT:** In person: Marcus Amman, Senior Planner; Leslie Day, County Planner; Leanne Harter, Director

**PUBLIC PRESENT:** None.

**ROLL CALL/QUORUM DETERMINED:**

**Planning and Zoning Commission**

Present: Younkin, Lee, Guthrie (via Teams), Clark, Jensen (via Teams), Johnston (via Teams)

Absent: Mens

**APPROVAL OF AGENDA:**

**Motion:** Clark

**Second:** Younkin

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

**Voting Nay:** None

**Not Voting:** None

**Absent:** Mens

**Motion passed. MCU.**

**APPROVAL OF MINUTES: May 7, 2025**

**Motion:** Younkin

**Second:** Clark

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

**Voting Nay:** None

**Not Voting:** None

**Absent:** Mens

**Motion passed. MCU.**

**PUBLIC COMMENTS:**

None

**OLD BUSINESS**

None

**NEW BUSINESS**

**Consideration and Recommendation on FY26 Planning and Development Work Program - Leanne Harter**

Leanne Harter reviewed the reorganization and changes to the proposed plan and requested the Commission recommend the work program to the Board of Supervisors. She commented that the Board would act on the work program on June 10, 2025.

**Motion:** Younkin

**Second:** Johnston

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

**Voting Nay:** None

**Not Voting:** None

**Absent:** Mens

**Motion passed. MCU.**

### **Floodplain Management Learning Moment**

Harter provided an overview of the floodplain management program for unincorporated areas of Story County. The presentation focused on the following elements:

- Purpose of Floodplain Management and Regulations
- History and Overview of the National Flood Insurance Program
- Floodplain Management in Iowa
- Applicable Floodplain Regulations

### **PUBLIC HEARINGS**

None.

### **COMMENTS**

#### **Staff:**

Staff noted there would be a July meeting.

#### **Commission:**

Guthrie asked whether the meeting is July 2<sup>nd</sup> because of the fourth of July holiday. It was said that the meeting was July 2<sup>nd</sup>.

### **ADJOURNMENT**

**Motion:** Clark

**Second:** Younkin

**Motion passed. MCU**

**ADJOURNMENT: 4:54 PM**



**Approval of Minutes**

Chair 7/2/25

**Title and Date**