



# BOARD OF ADJUSTMENT TENTATIVE AGENDA

Wednesday, November 19, 2025  
4:00 PM

*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. CALL TO ORDER:
2. ROLL CALL:
3. APPROVAL OF AGENDA:
4. APPROVAL OF MINUTES

Documents:

[10\\_15 BOA MINUTES.PDF](#)

5. PUBLIC COMMENTS

This is the time for members of the public to offer comments concerning matters not scheduled to be heard before the Board of Adjustment

6. NEW BUSINESS

2026 Meeting Schedule

Documents:

[2026 MEETING SCHEDULE...PDF](#)

7. APPROVAL OF FINDINGS OF FACT FROM PREVIOUS MEETING

Documents:

[CTI FINDINGS OF FACT.PDF](#)

8. PUBLIC HEARINGS

- 8.1. Discussion And Consideration Of CUP25-000043 Story County Wind Repower - Marcus Amman

Documents:

[STAFF REPORT BOA.PDF](#)  
[STORY COUNTY II WIND ENERGY CENTER REPOWER PROJECT -  
CONDITIONAL USE PERMIT APPLICATION FOR STORY COUNTY, IOWA  
20OCT2025.PDF](#)  
[APPENDIX A - PROJECT AREA PARCEL LIST.PDF](#)  
[APPENDIX B - SITE PLAN.PDF](#)  
[APPENDIX C - CONSENT DOCUMENTS.PDF](#)  
[APPENDIX D - OTHER AGENCY PERMITS APPROVALS.PDF](#)  
[APPENDIX E - ACOUSTICS ANALYSIS.PDF](#)

APPENDIX F - SHADOW FLICKER REPORT.PDF  
APPENDIX G - SETBACK ANALYSIS.PDF  
APPENDIX I - EXISTING RESOURCES INVENTORY.PDF  
APPENDIX J - LOCATION OF KNOWN TOWERS.PDF  
APPENDIX K - FOUNDATION ANALYSIS.PDF

9. OTHER BUSINESS
10. BOARD/STAFF COMMENTS
11. ADJOURNMENT

## INSTRUCTIONS TO PARTICIPATE IN VIRTUAL MEETINGS

<https://us02web.zoom.us/j/82543709372>

**Join by Telephone by dialing 312 626 6799**

**Webinar ID: 825 4370 9372**

**Passcode: 971163**

The Board shall adjourn prior to but no later than 11:30 p.m. Any business not brought forth to the Board prior to adjournment shall be tabled to the next regularly-scheduled Board hearing.

\*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@storycounty.com](mailto:PZWeb@storycounty.com) 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.

## ORDER OF PUBLIC HEARINGS

1. The Chair will open the hearing on the case and make any opening statements, including rules for the hearing or time limits imposed, as appropriate.
2. The Planning Staff will present the staff report. Any letters or other communication received from the public prior to the hearing will be entered into the record.

3. The applicant will present their case.

4. Comments from the public will be heard. Please state your name for the record. All interested parties shall be heard, but repetitious comments should be avoided and may be ruled out of order by the chair.

5. After all public comments have been heard, the applicant may make a closing statement. The hearing shall then be closed and no further comments from the public or applicant may be heard unless solicited by the Board.

6. The Board shall deliberate the case, formulate and vote on a resolution.