

**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> 07/02/2025	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	2025
	*Absent	
	^ Via Teams	

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

**STAFF PRESENT:** In person: Leslie Day, County Planner; Leanne Harter, Director; Chloe Mitchell, Recording Secretary

**PUBLIC PRESENT:** None

**ROLL CALL/QUORUM DETERMINED:**

**Planning and Zoning Commission**

Present: Ben Jensen, Debbie Younkin, Kathy Mens, Gary Guthrie

Absent: Ray Lee, Bart Clark, Dalton Johnston

**APPROVAL OF AGENDA:**

**Motion:** Younkin

**Second:** Mens

**Voting Aye:** All

**Voting Nay:** None

**Not Voting:** None

**Absent:** Lee, Clark, Johnston

**Motion passed. MCU.**

**APPROVAL OF MINUTES:**

June 4, 2025 - [06-04 PZC MINUTES.PDF](#)

**Motion:** Younkin

**Second:** Mens

**Voting Aye:** All

**Voting Nay:** None

**Not Voting:** None

**Absent:** Lee, Clark, Johnston

**Motion passed. MCU.**

**PUBLIC COMMENTS:** None

**OLD BUSINESS:** None

**NEW BUSINESS:** None

**PUBLIC HEARINGS**

Discussion And Consideration of Case Number TA25-000003 ADU And Variances Amendments.

Documents:

[STAFF REPORT - TEXT AMENDMENT.PDF](#)

Leanne Harter presented TA25-000003 ADU and Variances Amendments and provided a revised copy of proposed amendments.

Debbie Younkin asked if the new Text Amendment applies to shop homes or barn homes.

Harter stated if it is the primary dwelling, then no, but if the residents wanted to add an additional dwelling, then yes.

Younkin asked if the additional dwelling could be a part of a barn or section of a barn.

Harter confirmed and stated that the County currently permits that, as well, and that the Text Amendment will allow for larger accessory dwelling units than we have had in the past based on the size of the primary dwelling.

Gary Guthrie stated with the new wording there are no restrictions on how far or how close the accessory dwelling unit needs to be from the primary dwelling.

Harter confirmed.

Guthrie asked if the accessory dwelling unit must be family related or if it can be a rental.

Harter stated local jurisdictions are not allowed to regulate occupancy of accessory dwelling units. She added that she expects to see the next legislation session make some changes to the accessory dwelling unit regulations because it is quiet on septic systems, and if the resident is connected to an existing septic system, the ability for a successful connection may not exist given the size of the new accessory dwelling unit. She stated there were a number of issues the local jurisdictions of all sizes brought up. She added Story County fully supports accessory dwelling units, but the one size fits all does not necessarily fit the State of Iowa and that this text amendment goes against Home Rule Authority and local jurisdictions know what is best for their jurisdiction.

Ben Jensen asked if it is Story County or State Legislature adding specificity to the wording on the 600 square foot garage.

Harter stated that the verbiage was already in there and after talking with Story County Attorney's Office, it is something we can do and continue to have.

Jensen asked how that works if someone wanted to make part of their shop an accessory dwelling unit.

Harter stated the County has had that happen and the resident had to provide floor plans that clearly define the size of the accessory dwelling unit and where the access is into the defined garage location.

Jensen stated the 600 square foot garage verbiage is pretty restrictive and questioned garage doors needing to be removed when converting to an accessory dwelling unit and asked if it only pertains to the part of the shop that is being converted to a dwelling.

Harter confirmed.

**Motion:** Gary Guthrie move to approve alternative 1: The Story County Planning and Zoning Commission recommends approval of the proposed Text Amendment to the Story County Code of Ordinances as put forth in Case No. TA25-000003.

**Motion:** Guthrie

**Second:** Younkin

**Voting Aye:** All

**Voting Nay:** None  
**Absent:** Lee, Clark, Johnston  
**Motion passed. MCU.**

## COMMENTS

### Staff:

Harter introduced Chloe Mitchell, new Planning and Development Administrative Assistant. She also stated there will be a meeting next month and there will be discussion on several conditional use permits.

### Commission:

None

## ADJOURNMENT

**Motion:** Mens  
**Second:** Younkin  
**Voting Aye:** All  
**Voting Nay:** None  
**Not Voting:** None  
**Absent:** Lee, Clark, Johnston

**Motion passed. MCU**

**ADJOURNMENT: 4:18PM**

A handwritten signature in black ink, appearing to be 'B. J.', written over a horizontal line.

Approval of Minutes

Chair. 8/6/25

Title and Date