

**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**

| | | |
|-----------------------------------|----------------------|------|
| DATE: 08/06/2025 | 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 |
| | *Absent | |
| | ^ Via Zoom | |

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

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

PUBLIC PRESENT: Cale Bultman, Beth Chappell, Cathy Tichenor

ROLL CALL/QUORUM DETERMINED:

Planning and Zoning Commission

Present: Jensen, Mens, Younkin, Guthrie, Clark
Absent: Lee

APPROVAL OF AGENDA:

Motion: Clark
Second: Younkin
Voting Aye: All

Voting Nay: None
Not Voting: None
Absent: Lee

Motion passed. MCU.

APPROVAL OF MINUTES:

July 2, 2025 – [07-02 PZC MINUTES.PDF](#)

Motion: Mens
Second: Younkin
Voting Aye: All
Voting Nay: None
Not Voting: None
Absent: Lee

Motion passed. MCU.

PUBLIC COMMENTS: None

OLD BUSINESS: None

NEW BUSINESS: None

PUBLIC HEARINGS

**Discussion and Consideration of Case Number CUP25-000014 Hickory Grove Park –
Leanne Harter**
Documents:
[STAFF REPORT PZC CUP25000014.PDF](#)
[HGP CUP APPLICATION NARRATIVE AND MASTER PLAN.PDF](#)

Leanne Harter presented CUP25-000014 Hickory Grove Park and provided a staff overview of the proposed conditional use permit request.

Kathy Mens commented she recalled visiting the site for sledding in the wintertime and swimming in the summers.

Motion: Clark
Second: Mens
Voting Aye: All
Voting Nay: None
Not Voting: None
Absent: Lee

Motion passed. MCU.

Discussion And Consideration of CUP25-000015, Dakins Lake Park cabin - Leslie Day

Documents:

[Staff Report CUP25-15 PZC.pdf](#)

[CUP25-15 Application Submitted Files.pdf](#)

Leslie Day presented CUP25-000015 Dakins Lake and provided a staff overview of the proposed conditional use permit request.

Bart Clark questioned numbers related to parking at the cabin. Day explained the parking ratios.

Motion: Mens

Second: Clark

Voting Aye: All

Voting Nay: None

Not Voting: None

Absent: Lee

Motion passed. MCU.

Discussion And Consideration of CUP25-000016, Prairie Valley Preserve Park shelter - Leslie Day

Documents:

[Staff Report CUP25-16 PZC.pdf](#)

[CUP25-16 Application Submitted Files.pdf](#)

Day presented CUP25-000016 Prairie Valley Preserve Park and provided a staff overview of the proposed conditional use permit request.

Clark asked whether way-finding signage would be provided. Day responded affirmatively.

Motion: Clark

Second: Guthrie

Voting Aye: All

Voting Nay: None

Not Voting: None

Absent: Lee

Motion passed. MCU.

Discussion And Consideration Of Case Number CUP25-000019 The Silo Club Cabins and Maintenance Building - Marcus Amman

Documents:

[PZC Staff Report.pdf](#)

[Narrative.pdf](#)

[Site Plan.pdf](#)

[Maintenance Building Plan Set.pdf](#)

[Silo Club Cabins Concept Plan.pdf](#)
[Owner Affidavit.pdf](#)

Marcus Amman presented CUP25-000019 the Silo Club Cabins and Maintenance Building and provided a staff overview of the proposed conditional use permit request. Amman noted comments received via email from Angela Fritz.

Beth Chappell, 26428 19th Street, Nevada commented they received the notification letter just this past week and expressed agreement with comments provided by Angela Fritz. Chappell questioned where the new pond would be constructed and what plans for that parcel are by the developer.

Clark asked staff to show where the cabins are proposed on site. Amman pointed out the proposed location.

Motion: Clark
Second: Mens
Voting Aye: All
Voting Nay: None
Not Voting: None
Absent: Lee

Motion passed. MCU.

COMMENTS

Staff: None.

Commission: Debbie Younkin questioned the process for the mileage reimbursements. Harter responded that if members want to receive mileage for travel to and from meetings, as well as site visits, please notify staff, and staff will coordinate the claims and process with Board members.

ADJOURNMENT: 4:58 PM



Approval of Minutes

Chair 9/3/25

Title and Date