

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> 09-03-2025	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
	*Absent	
	^ Via Zoom	

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

**STAFF PRESENT:** In person: Leanne Harter, Director; Marcus Amman, Senior County Planner; Via Zoom: Chloe Mitchell, Recording Secretary

**PUBLIC PRESENT:** In person: Leah Reidolphi, Andrew Allan, Mat Voorhees, Michael Rolrign, Jesee Wright, Michael Wright, Molly Wood, Keith Weggen, Jade Stockton, Pat Stockton Via Zoom: Jennifer DuCray

#### ROLL CALL/QUORUM DETERMINED:

##### Planning and Zoning Commission

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

#### APPROVAL OF AGENDA:

**Motion:**

**Second:**

**Voting Aye:** All

**Voting Nay:** None

**Not Voting:** None

**Absent:** Lee, Mens

**Motion passed. MCU.**

**APPROVAL OF MINUTES:**

August 6, 2025 – [08-06 PZC MINUTES.PDF](#)

**Motion:** Guthrie

**Second:** Younkin

**Voting Aye:** All

**Voting Nay:** None

**Not Voting:** None

**Absent:** Lee, Mens

**Motion passed. MCU.**

**PUBLIC COMMENTS:** None

**OLD BUSINESS:** None

**NEW BUSINESS:** None

**PUBLIC HEARINGS**

**Discussion And Consideration Of CUP25-000018 Ember Recovery Campus Phase 2 -  
Marcus Amman**

Documents:

[STAFF REPORT CUP25-000018.PDF](#)

[EMBER RECOVERY CAMPUS PHASE 2 - CUP NARRATIVE.PDF](#)

[EMBER RECOVERY CAMPUS PHASE 2 - SITE DIAGRAMS.PDF](#)

[EMBER OWNER AFFIDAVIT.PDF](#)

Marcus Amman presented CUP25-000018 Ember Recovery Campus Phase 2 and provided a staff overview of the proposed conditional use permit request.

Bart Clark asked if there was any consideration in going from two to three treatments on the road, so it lasts a little longer in to Fall.

Amman told the commission they can add a modified condition if they choose to do so.

Andrew Allan, 1118 Timberland Huxley, Iowa, introduced himself and provided background of YSS and Ember Campus. Allan also thanked his team, the commission, and the staff.

Michael Wright, 26465 605<sup>th</sup> Nevada, Iowa stated he owns farm ground next to the campus property and shared concerns of the access point and how YSS and contractors are going to access the back corner of the property coming off 580<sup>th</sup>.

Amman stated the access road is not happening at this time.

Jennifer DuCray, via Zoom, 57560 Highway 210, stated there are issues that need to be resolved with the Ember Campus facility, and suggested a fence be built around the campus. DuCray also shared concerns about the different trades and tools needed in the trade's activities.

Ben Jensen asked if there is any minimum or maximum number of stays and how they operate the parent-worker stays.

Amman stated parents stay over a weekend to be involved with the kid's recovery process.

Allan confirmed.

**Motion:** Guthrie

**Second:** Younkin

**Voting Aye:** All

**Voting Nay:** None

**Not Voting:** None

**Absent:** Lee, Mens

**Motion passed. MCU.**

## **COMMENTS**

### **Staff:**

Amman stated there will be an October meeting, and Discussion and Consideration of CUP25-000018 Ember Recovery Campus Phase 2 will go to the next Board of Adjustment meeting.

### **Commission:**

None.

**ADJOURNMENT: 4:30 PM**

A handwritten signature in black ink, appearing to be "B. D.", written above a horizontal line.

**Approval of Minutes**

Chadr 10/1/25

**Title and Date**