

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

**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: October 7, 2020	Cheryl Moss (Zoom)	2020
	PJ McBride (Zoom)	2021
CALL TO ORDER: 4:00 PM	Kathy Mens, Vice Chair (Zoom) (4:16)	2022
PLACE: Zoom Meeting Originating	Wendie Schneider (Zoom) (4:13)	2023
From Administration Building	Ben Jensen (Zoom) (4:01)	2020
	Ray Lee	2023
	Dalton Johnston (Zoom)	2024
	*Absent	

Special Note: Due to recommendations to social distance in order to help slow the spread of the COVID-19 virus, the capacity of our meeting room is significantly limited. Therefore, public access to the meeting was provided via Zoom. Members of the public could participate by using the information found at the bottom of the agenda.

STAFF PRESENT: Jerry Moore, Director; Amelia Schoeneman, Planner; Marcus Amman, Planner

PUBLIC PRESENT: Boyd Brodie, Steve Van Dyke

APPROVAL OF AGENDA (MCU)

Motion by McBride, Second by Johnston to approve agenda

APPROVAL OF MINUTES

September 2, 2020

Motion by Johnston, Second by Jensen to approve the September 2, 2020 minutes.

Voting Aye: Johnston, Jensen, Moss, McBride, Lee

Voting Nay: None

Absent: Schneider (Arrived late), Mens (Arrived late)

PUBLIC COMMENTS: None

PUBLIC HEARINGS

Cambridge Waste Water Outfall Pipe Conditional Use Permit

Marcus Amman presented the Staff Report and stated that the City of Cambridge is proposing the construction of a new wastewater outfall pipe from their existing lagoon system. The current outfall pipe does not meet the distance requirements for ammonia and E. Coli mixing measurements. The proposed outfall pipe would allow for the city to meet IDNR ammonia and E. Coli mixing requirements at a distance of 2,000 feet from the closest creek. The proposed pipe will be directionally bored to the new outlet location on the south side of the Heart of Iowa bridge that goes over the South Skunk River on property owned by Story County Conservation. Planning and Development Staff recommended that the Story County Planning and Zoning Commission approve the Conditional Use Permit with a condition.

Schneider asked if signs stating that treated wastewater is being mixed into the stream have been considered. There were questions about people or dogs getting into the river in the area from the Heart of Iowa Trail. Amman stated that it would be very difficult to get from the trail to the river given the elevation of the trail and the brush that surrounds the trail. Steve Van Dyke from Fox Engineering stated that there is no requirements for signs for this use.

MOTION: The Story County Planning and Zoning Commission approves the Conditional Use Permit for the City of Cambridge Wastewater Outfall Pipe CUP07-20, with the following condition:

- 1. The applicant shall provide ammonia and E. coli mixing study results to the Planning and Development Department after construction and mixing study is completed.**

Motion: Mens

Second: McBride

Voting Aye: Mens, McBride, Johnston, Lee, Jensen, Schneider, Moss

Voting Nay: None

Absent: None

(7-0)

Key Cooperative Rezoning

Amelia Schoeneman presented the Staff Report and stated that the Story County Zoning Map Amendment request from the A-1 Agricultural District to the A-2 Agribusiness District and a Story County Cornerstone to Capstone (C2C) Comprehensive Plan Future Land Use Map Amendment Request from the Agricultural Conservation Area to the Commercial-Industrial Area. If the zoning map amendment is approved, Key Cooperative will establish a new grain elevator on the property, including grain bins, scales, and a control room. The existing Zearing grain elevator was destroyed by the August 10, 2020, derecho and Key Cooperative determined it was not feasible to rebuild on the site. The subject property is the Northeast Quarter of the Northwest Quarter of Section 22 of Lincoln Township (parcel 04-22-100-200). The proposed rezoning and C2C Plan amendment are for the north 825 feet of the subject property (approximately 25 acres). The applicant will apply separately for a commercial site plan, to be

approved by the Story County Board of Supervisors, and a traffic impact analysis, stormwater management plan, and erosion control plan will be required as part of the site planning process.

Commissioner Johnston abstained from the vote due to a family member's connection with the request.

Commissioner Schneider asked if the LESA score could be rescored by staff and for clarification on the standards. Staff clarified that they had considered taking away points from the LESA score for not having a grain elevator within six miles, however, there was still some functionality at the Zearing elevator and did not. Staff also clarified that the standard requiring the rezoning of land over the LESA threshold to not be approved only applies to rezoning requests from the A-1 Agricultural or A-2 Agribusiness to another district. Further, the A-2 District statement of intent allows lands over the LESA threshold of 267 to be rezoned to A-2 Agribusiness: "it may be necessary to locate such uses on land scoring 267-300 points based on the Land Evaluation and Site Assessment (LESA) System, although this shall be avoided where possible." Key Coop's site selection criteria and the A-2 District's statement of intent that it should be surrounded by A-1 Agricultural zoned land required land with a high LESA score for the use.

Commissioner Mens commented that the location was likely safer than the in-town elevator and that the amount of traffic generated did not seem significant.

Boyd Brodie, the applicant, stated that they usually receive 1.75 million bushels of soybeans and corn in the fall and the Zearing grain elevator had approximately one million bushels of space. Currently they are operating from two 5,000-bushel overheads, which can handle nine semi loads and accommodate the area farmers who bring in grain with tractors and wagons. The new grain elevator will have a greater storage capacity and reduce the amount of loads shipped out during harvest. The most loads received in one day at the existing Zearing grain elevator was 100. He also indicated that visibility was the most important site selection criteria, which led to parcels with more productive soils.

MOTION: The Story County Planning and Zoning Commission recommends approval of the proposed Story County Zoning Map Amendment from the A-1 Agricultural District to the A-2 Agribusiness District for the north 825 feet of the Northeast Quarter of the Northwest Quarter of Section 22 of Lincoln Township as put forth in case REZ03-20.

Motion: Mens

Second: Schneider

Voting Aye: Mens, Schneider, McBride, Lee, Jensen, Moss

Voting Nay: None

Not Voting: Johnston

Absent: None

(6-0)

COMMENTS

Staff: Moore stated that he accepted a new position and his last day with Story County is October 9, 2020. He thanked the commissioners for their time and stated he is looking forward to his new position and will miss Story County. Moore stated that either Amelia or Marcus would be appointed as Interim Director while a search takes place for a new full-time Director. The Commission congratulated Moore on his new position.

Commission: None

ADJOURNMENT: 4:49 PM

Cheryl Moss
Approval of Minutes

PZC Chair / 11/4/20
Title and Date