

**STORY COUNTY PLANNING AND DEVELOPMENT**  
STORY COUNTY ADMINISTRATION  
900 6<sup>TH</sup> STREET  
NEVADA, IOWA 50201-2087  
515-382-7245



*"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](http://WWW.STORYCOUNTYIOWA.GOV)**

<b>DATE:</b> March 3, 2021	Cheryl Moss (Zoom)	2020
	PJ McBride (Zoom)	2021
<b>CALL TO ORDER:</b> 4:00 PM	* Kathy Mens, Vice Chair (Zoom)	2022
<b>PLACE:</b> Zoom Meeting Originating	Wendie Schneider (Zoom)	2023
From Administration Building	* Ben Jensen (Zoom)	2020
	Ray Lee (Zoom)	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:** Amelia Schoeneman, Director; Marcus Amman, Planner; Stephanie Jones, Recording Secretary

**PUBLIC PRESENT:** None

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**APPROVAL OF AGENDA (MCU)**

**Motion by Schneider, Second by McBride to approve agenda**

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**APPROVAL OF MINUTES**

February 3, 2021

**Motion by Schneider, Second by McBride to approve the February 3, 2021 minutes.**

**Voting Aye:** Moss, McBride, Johnston, Lee, Schneider

**Voting Nay:** None

**Absent:** Mens, Jensen

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**PUBLIC COMMENTS:** None

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## **PUBLIC HEARINGS**

### **Ames Urban Fringe Plan – Land Use Framework Map Amendment For The Properties Located Within The Southeast Quarter Of Section 08 In Grant Township From The Industrial Reserve – Research Park Designation To The Planned Industrial Designation**

Marcus Amman provided background information stating that Larson Leasing initially inquired about rezoning the 22.3 net-acre property at 23959 580th Avenue, the former location of Caremoli, to the Commercial-Light Industrial District to allow more general commercial uses. The applicant plans to offer multiple office, shop, and warehouse spaces.

Larson requested the cooperators of the AUFPP consider an amendment to the AUFPP Land Use Framework Map for the property in May of 2020. The Ames City Council took action on the request to allow the applicant to apply for an amendment from Industrial Reserve to Planned Industrial and also supported annexation of the property.

The City of Ames requested the cooperators consider an amendment for the entire Southeast Quarter of Section 08 in Grant Township. The Board of Supervisors acted to allow submittal of this amendment request. The City of Gilbert has also acted to allow the submittal. Bankers Trust, and LDY LLC, in addition to Larson Leasing, are also proposing a voluntary annexation of their parcels in Section 08. The AUFPP Joint and Cooperative Agreement does not permit cities to review annexation requests in the current designation, thus also requiring the amendment to the AUFPP.

The Story County Board of Supervisors will address the requested AUFPP amendment and annexation at their March 9, 2021 meeting. The Planning and Zoning Commission does not make recommendations on annexations, so the request before the Commission is the AUFPP amendment only.

The amendment area in the southeast quarter of Section 8, Grant Township, has three different zonings: A-1 Agricultural District, A-2 Agribusiness District, and Commercial/Light Industrial District.

Amman provided a summary of the analysis for amending the Cornerstone to Capstone Comprehensive Plan.

Schneider asked if this is a recommendation for the Board of Supervisors to approve. Amman clarified that it is a recommendation to the Board of Supervisors. Schoeneman stated that the annexation is only considered by the Board of Supervisors. The Planning and Zoning Commission is only acting on the amendment, not the annexation.

Scott Larson confirmed that the plan is for multi-use commercial rentals and office space and stated that there are no plans at this time to build any new buildings.

#### **MOTION:**

**The Story County Planning and Zoning Commission recommends approval of the requested Ames Urban Fringe Plan Land Use Framework Map Amendment from the Industrial Reserve-Research Park Area to the Planned Industrial Area Southeast Quarter of Section 08 in Grant Township, as submitted.**

**Motion: Schneider**  
**Second: Johnston**  
**Voting Aye: Schneider, Johnston, Lee, McBride, Moss**  
**Voting Nay: None**  
**Absent: Mens, Jensen**  
**(5-0)**

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**OLD BUSINESS**

**2021 Story County Planning And Development Work Program**

Amelia Schoeneman presented a schedule for the 2021 Work Program and asked that approval be given to and a recommendation to the Board of Supervisors for approval.

**MOTION: Approval of the 2021 Work Program and recommendation for approval to the Board of Supervisors.**

**Motion: Johnston**  
**Second: Schneider**  
**Voting Aye: Johnston, Schneider, Moss, McBride, Lee**  
**Voting Nay: None**  
**Absent: Mens, Jensen**  
**(5-0)**

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**NEW BUSINESS**

**Proposed Amendments To Chapter 85 – General Provisions And Definitions Of The Story County Land Development Regulations**

Schoeneman stated that as part of the comprehensive review and update of the Story County Land Development Regulations assigned to the Planning and Development Department as part of the 2021 Work Program, staff was assigned to review the entire code for updates and changes. Staff felt that the easiest and most efficient use of time would be to go through the code a chapter at a time at each meeting and summarize proposed changes and request feedback from the Commission.

**85.08 Definitions** – Schoeneman summarized the major changes and stated that definitions were added that were not previously defined, but used throughout code. Unused definitions were removed.

- Bed and breakfast home – cut requirements that were in definitions and added the requirements to the Conditional Use Permit chapter so that requirements are not hidden in the definition.
- Church – Changed name to place of worship.
- Dwelling – There have been issues concerning what a dwelling unit is. There is a trend towards allowing an accessory dwelling unit. A future work program item will be to look into allowing accessory dwelling units so having dwelling defined will make it easier when doing plan reviews.

- Dwelling, multiple and Family – The recent housing study conducted by the County recommended instead of defining family based on a number, to use household units so that it can include unrelated people as well. Household unit means one or more people who occupy a dwelling and share the maintenance and work associated with dwelling unit. Moss asked what the difference would be for situations of roommates. Schoeneman stated there wouldn't be a limit on unrelated people as long as they are sharing a unit.
- Family Home – Currently require a CUP for human service uses which are typically situations such as a half-way house. Staff would like feedback on transitional uses vs permanent group homes and if a CUP should continue to be required for transitional housing that is not permanent or permitted administratively.

Moss stated that transitional housing could be short term or as much as two or three years. Moss feels obtaining approval from neighbors is difficult, though neighbor approval is important for transitional uses.

- Store types – definition added to include a suggested size since a larger store wouldn't be appropriate for rural Story County.
- Lot line definition – clarified to determine which is the front lot line and side lot line.
- Livestock – Schneider suggested that the definition be changed to: "Livestock" means cattle, sheep, swine, goats, rabbits, poultry or any other animal which is produced or kept primarily for food or other commodity production or for weed management. Horses shall be considered livestock for the purpose of this regulation. This suggestion was due to horses not being used for food purposes. Moss stated goats are becoming more commonly used for cleaning up land for other land management purposes.
- Neighborhood scale – added that the scale of new structures should be in proportion with that of surrounding traditional buildings.
- Public notice – Schneider suggested to include mailings and other forms of communication instead of only mailings in the event emails or other forms of communication are used.
- Recreational facility, indoor – Added definition because permitted in most residential districts on the conditional use permit table.
- Sexually oriented businesses – Adult uses used to be limited to adult businesses or cabarets. The old definition is based on excluding individuals under the age of 18. The American Planning Association recommends to define what a sex act is. This is also a trend in other communities instead of basing it on age. Having a clear definition of what is considered obscene is important to not risk infringing on someone's freedom of expression.

Schneider suggested the following edits:

- Using a hyphen between sexually-oriented to make easier to read.
- A video arcade, motion picture theater, store or other use is adult if it has at least 50 percent of its stock in books, magazines or other periodicals or objects that depict or describe sexual activities or specified anatomical or areas, or materials or goods that are used for specified sexual activities.

Moss stated that if including massage parlors, due to massage therapy, the two should be distinguished. Schoeneman stated wording could be added to state that licensed massage is not included.

#### **Amendment To Rules Of Procedure**

Schoeneman stated that currently the policy states that a motion and vote are not required to adopt the agenda or approve the minutes. Staff is proposing to amend the Planning and Zoning Commission Organization Policy to reflect the current practice of adopting the agenda and approving the previous meeting's minutes with a roll call vote.

**MOTION: Recommendation for the Board of Supervisors to approve amendment to Rules of Procedure requiring the agenda be adopted and approval of the minutes with a roll call vote.**

**Motion: Schneider**

**Second: Johnston**

**Voting Aye: Schneider, Johnston, McBride, Lee, Moss**

**Voting Nay: None**

**Absent: Mens, Jensen**

**(5-0)**

#### **COMMENTS**

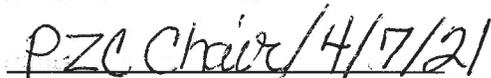
**Staff:** Schoeneman stated the new planner will be starting mid-April. Schoeneman is appreciative of all the extra work being done by staff the last few months.

**Commission:** McBride signed out of the meeting during comments, so Schoeneman shared that McBride would like to resign her position from the Planning and Zoning Commission as soon as a replacement is found. McBride also serves on the Zearing Historic Commission and would like more time to focus on that responsibility. The county has really appreciated her service. Moss stated she appreciates having had the opportunity to serve with McBride.

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**ADJOURNMENT: 4:52 PM**

  
**Approval of Minutes**

  
**Title and Date**