

STORY COUNTY PLANNING AND DEVELOPMENT
STORY COUNTY ADMINISTRATION
900 6TH 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

DATE: August 4, 2021	Cheryl Moss	2025
	Debbie Younkin	2021
CALL TO ORDER: 4:01 PM	Kathy Mens, Vice Chair (4:10 Zoom)	2022
PLACE: Zoom Meeting Originating	*Wendie Schneider	2023
From Administration Building	Ben Jensen	2020
	Ray Lee	2023
	Dalton Johnston	2024
	*Absent	

STAFF PRESENT: Amelia Schoeneman, Director; Marcus Amman, Planner; Andrea Wagner, Planner; Jenna Gilliam, Intern; Stephanie Jones, Recording Secretary

PUBLIC PRESENT: Randy Brekke, Betsy Schmidt, Kevin Brace, Mike Easton, Donald Moore

APPROVAL OF AGENDA (MCU)

Motion by Jensen, Second by Johnston to approve agenda
Voting Aye: Jensen, Johnston, Lee, Moss, Younkin, Jensen
Voting Nay: None
Absent: Schneider, Mens

APPROVAL OF MINUTES

July 7, 2021

Motion by Lee, Second by Johnston to approve the July 7, 2021 minutes.
Voting Aye: Lee, Johnston, Moss, Younkin, Jensen
Voting Nay: None
Absent: Schneider, Mens

PUBLIC COMMENTS: None

Motion by Lee, Second by Younkin at 4:05 for a 5-minute break due to technical difficulties with Zoom. MCU

PUBLIC HEARINGS

Vacation Of A Utility Easement On Lot 3 Of Forrest Park Submission

Andrea Wagner presented the staff memo and stated that the applicant has requested the vacation of a 20 feet wide utility easement located on the northern half of Lot 3 in Forrest Park Subdivision. The goal of the proposed vacation is to allow permits to be issued for accessory structures on the property. Additionally, the home located on the property is believed to have been built over the utility easement.

Donald Moore had concerns that the easement being discussed and where the utility line runs isn't in the easement shown and questioned why there was an easement to begin with. Wagner stated that staff is not sure and clarified that it was from 1978. Schoeneman stated that if the subdivision was platted under current standards, the easement would be required to be in the front or side of the property, and not through the property. Schoeneman also stated that there is a now a new digital system being used which makes easements much easier to find than what was being used previously in 2000 when the permit was issued. Moore stated that he had an offer, but due to a building not being able to be added until after the vacation is approved, the buyer was no longer interested. Wagner stated that the easement is not the only issue regarding being able to put up the building, but also setbacks to add an accessory building.

The Story County Planning and Zoning Commission recommends conditional approval of vacating the 20 feet wide utility easement on the northern half of Lot 3 of Forrest Park Subdivision, as put forth in case VAC 21-000002, to the Story County Board of Supervisors with the following condition: that the request cannot move to the Board of Supervisors' agenda until an easement document is signed by the applicants.

Motion: Jensen

Second: Johnston

Voting Aye: Jensen, Johnston, Lee, Moss, Younkin, Mens

Voting Nay: None

Absent: Schneider

Vote: (6-0)

CUP21-000007 Foundation Learning Center Childcare Center

Ben Jensen stated that he will be abstaining from this case.

Marcus Amman presented the Staff Report and stated that Foundations Learning Center is proposing operating a childcare center out of Cornerstone Church. The childcare would operate as a non-profit with 28 spots for children when it opens this fall. The five-year plan is 104 spots for children. The proposal does not include any new construction (structures, other improvements) on the site. The childcare center had a traffic impact study and a septic review completed for the proposed increase in usage.

Becky Schmidt, the applicant, stated that she is hopeful and excited for this childcare center and there is a need for child care in the area. Schmidt stated there are two septic systems and it is believed that where the childcare is in the church it would be using the newer system.

Moss asked about pick up and drop off and ensuring that children were escorted to the building by parents. Schmidt stated that parents and teachers have a direct contact with twice a day and the kids are age new born to 5 years old. They are hopeful that eventually there could be a bussing system, but in the event of that there would be a system put in place where staff would meet the children at the bus. Younkin asked for clarification about the septic. Schmidt asked for Randy Brekke to speak about the septic. Brekke stated that in regards to slide 16 there is restriction on the number of children due to the size of septic. The children would be using the larger septic system on the property, and the childcare is not in that area. Amman stated that the condition of the number of individuals is based using the larger septic system. The church has approximately 3,000 individuals on weekends and 700-900 on Wednesday. Amman stated that the 10,000-gallon tank is pressurized to the 6,000 tank and anything above the number allowed is hard on the smaller tank. The DNR is reviewing the septic system to determine if it is in their jurisdiction. The initial system was installed in 1999 and 2008 is when the newer system was installed. The report is based on the new system. Moss asked how it had occurred that the church be allowed to have so many people present at church. Amman stated that how many additional people could take on is 60. Amman again stated that the DNR is doing a review on the septic. Mens stated she is confused that if 4,000 or 5,000 people are allowed during the holidays, but an additional 50 people would stress the system. Moss stated it is cumulative over a certain amount of time, not necessarily just one day. Mens felt that tabling it and waiting for more information from the DNR would be appropriate.

Schmidt stated she talked with the DNR previously and was told that the numbers matched the septic capacity for the short term.

Kevin Brace, a neighboring property owner spoke and was concerned about hooking on to a sewer line that does not exist south of Lincoln Way and if the city will allow the church to hook up to the sewer system. With the church, there are 50-75 times the previous amount of cars on 566th and the church does not always use dust control. He does not feel it is fair to deal with it and feels there will be several cars going to the preschool using the gravel road. He asked who did the traffic study at Lincoln Way and 566th Ave. He is very concerned about traffic and he does not feel it should be added to. He said if all the traffic could only come in from Highway 30 he would be ok with that.

Moss asked if there is any talk of it being connected to city sewer. Amman stated that there currently is no talk about that taking place and that would be a discussion with the City of Ames.

Moss asked about the traffic flow to the site. Amman stated that the planned new Highway 30 Interchange at 580th will help. Lee stated he understands the frustration to the neighbors. Schoeneman stated dust control is often recommended as a condition, but it was not a condition in this case since the applicant said they already take care of it, but the commission could make a condition. Brekke stated he is the facilities manager and dust control is done twice a year and done in accordance with what is required by the county. Brekke stated dust control is applied to the entire gravel road from the parking lot to Lincoln Highway. 2020 was the only exception due to COVID and the church being closed so expenses were cut, but this year normal dust control processes have taken place. Brekke stated that dust control is not perfect and is more beneficial if receive rain. Younkin asked if it could be suggested to use the frontage instead of the gravel road. Schmidt stated that parents could be encouraged and some parents have stated that they don't want to use the gravel road. Schoeneman stated that there was hesitancy on the part of staff to make that a condition due to enforcement, but encouraging would be ok. Brekke stated when the new road comes in there will be an overpass that will be a quarter mile east and another overpass at 580th. There will be a frontage road from the DOT that goes to 580th and the hope is the amount of traffic on the gravel will be reduced. Younkin asked in the future if

busses are used if they could be encouraged to use Highway 30 instead of using the gravel. Schmidt stated it is an assumption that the busses would prefer to use the pavement instead of gravel.

Schoeneman stated that there are two components to septic (primary, secondary). The mound has a daily load limit of 1,200 gallons a day. The additional waste water projected with the 60-person capacity is 880 gallons a day, which would put the usage at 1,300 gallons a day. The septic report stated this 100-gallon overage would be ok. This is based on the entire 16,000-gallon combined system.

The Story County Planning and Zoning Commission recommends approval of the Conditional Use Permit for the Foundations Learning Center Childcare Center CUP21-000007, with the following conditions:

1. No more than the septic review's maximum of 40 children and 15-20 staff (60 total people) without an upgrade to the existing septic system.
2. A minor modification to the CUP will be required to permit additional persons after the septic system has been upgraded.
3. Existing septic system must meet DNR requirements

Motion: Mens

Second: Younkin

Voting Aye: Mens, Younkin, Lee, Moss, Johnston

Voting Nay: None

Not Voting: Jensen

Absent: Schneider

Vote: (5-0)

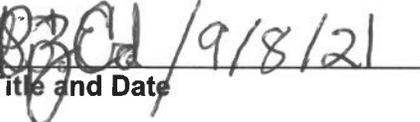
COMMENTS:

Staff: Schoeneman stated that the planning interns last day is August 20th, so the search will begin soon for another intern. The September meeting will be September 8th instead of September 1st.

Commission: None

ADJOURNMENT: 5:12 PM


Approval of Minutes


Title and Date