



**STORY COUNTY
PLANNING AND DEVELOPMENT
STORY COUNTY ADMINISTRATION
900 6TH STREET
NEVADA, IOWA 50201-2087**

"Commitment, Vision, Balance"

515-382-7245

**MINUTES
STORY COUNTY
BOARD OF ADJUSTMENT**

AN AUDIO RECORDING OF THE FULL MEETING MAY BE FOUND IN THE PLANNING AND DEVELOPMENT DEPARTMENT, OR BY VISITING WWW.STORYCOUNTYIOWA.GOV

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|------------------------------|------------------------------|------|
| DATE: August 18, 2021 | Steve McGill, Chair | 2022 |
| | Matthew Neubauer, Vice Chair | 2021 |
| | Kelli Excell (Zoom) | 2023 |
| | Nathan Hovick | 2024 |
| | Elara Jondle (Zoom) | 2024 |
| | *Absent | |

CALL TO ORDER: 4:00 PM
PLACE: Story County Administration Building

PUBLIC PRESENT: Randy Brekke, Betsy Schmidt, Mike Easton

STAFF PRESENT: Amelia Schoeneman, Planning and Development Director; Marcus Amman, Planner (Zoom); Jenna Gilliam, Intern (Zoom); Stephanie Jones, Recording Secretary

ROLL CALL: McGill, Neubauer, Excell, Hovick, Jondle

ABSENT: McGill

APPROVAL OF AGENDA (MCU)

APPROVAL OF MINUTES (MCU)
July 21, 2021

APPROVAL OF FINDINGS OF FACT FROM PREVIOUS MEETING

Motion by Neubauer, Second by Jondle to approve Findings of Fact for CUP21-000004 INROADS and V21-000002 Hambly MCU

PUBLIC COMMENTS:
None

HEARINGS:

CUP21-000007 Foundations Learning Center Childcare Center

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.

Randy Brekke provided information about the septic study. He talked to the engineer and the engineer noted that he didn't inquire about the water usage. Brekke spoke about water usage from various months and felt that a lot of the water that is used for such items as washing equipment and watering grass so is not going through the septic system. Brekke stated that the engineer is willing to look into the water usage further. Brekke clarified that the mound system is what might be overloaded in the future and that there is a possibility that a meter could be used to determine actual water usage.

On traffic, Brekke stated that the entire gravel road has dust control applied twice a year, per county regulations.

McGill asked if approval is being wanted for the full capacity pending DNR approval of the septic system now or to gather the additional information first. Amman stated that the usage issue is up to the DNR since they are the only ones who can permit based on actual usage. The county level cannot use actual usage. McGill asked if the CUP is approved tonight and adjustments are made what the process would be. Schoeneman stated it would be a minor modification that would only go to the BOA, and not the PZC. Hovick asked if it could be approved now, rather than bringing it back after the DNR's review and permitting. Schoeneman stated that the traffic study accounted for the full number so it could be approved tonight with a condition limiting capacity to what the DNR allows.

Hovick asked if only congregation members are allowed or if it is open to the public. Becky Schmidt stated they are open to the public. They are a nonprofit, but are a public entity so anyone is welcome to be enrolled in the childcare and is based on income.

MOTION: The Story County Board of Adjustment approves the Conditional Use Permit for the Foundations Learning Center Childcare Center CUP21-000007, for up to 60 people, and up to 104 people subject to DNR approval and that the DNR provides a copy of the septic permit.

Motion: Neubauer

Second: Hovick

Voting Aye: Neubauer, Hovick, Jondle, McGill, Excell

Absent: None

Vote: (5-0)

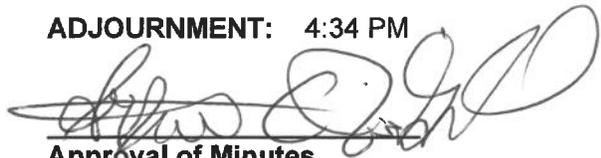
McGill asked if they qualify for the ASSET process. McGill stated he would provide further info after the meeting.

BOARD/STAFF COMMENTS:

Staff: Schoeneman reminded everyone that there is a large upcoming case this fall and that if anyone gets a call, staff should be contacted to respond and members of the public directed to attend the meeting to be heard.

Board: Hovick asked if there will be a concern about being able to attend in person.

ADJOURNMENT: 4:34 PM


Approval of Minutes


Title and Date


10-22-2021