

**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> December 8, 2021	Cheryl Moss	2025
	Debbie Younkin	2021
<b>CALL TO ORDER:</b> 4:00 PM	Kathy Mens, Vice Chair	2022
<b>PLACE:</b> 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; Stephanie Jones, Recording Secretary

**PUBLIC PRESENT:** John Tillo, Mike Holub

**APPROVAL OF AGENDA (MCU)**

**Motion by Lee, Second by Mens to approve agenda (MCU)**

**APPROVAL OF MINUTES**

**Motion by Mens, Second by Jensen to approve the November 3, 2021 minutes. (MCU)**

**PUBLIC COMMENTS:** None

**PUBLIC HEARINGS**

**Proposed Amendments To Certain Boundaries Of The Official Map Of Story County Iowa Ordinance #290 – Holub Rezoning**

Marcus Amman presented the staff report and stated that this is a Story County Zoning Map Amendment request from the C-LI Commercial/Light Industrial District to the A-1 Agriculture District, for a portion of the property located at 22171 580th (Parcel number 10-05-200-435) and a portion of Parcel 10-05-200-425 under the ownership of Michael and Diane Holub. The proposed rezoning is requested for the parcel containing the existing dwelling at 22171 580th to bring it into conformance with the Story County Land Development Regulations, which does not allow dwellings in the Commercial/Light Industrial District. It will also rezone surrounding

agricultural land. The greenhouse and retail store on the property are not included in the rezoning. They will remain zoned Commercial/Light Industrial. The request is consistent with the C2C plan, which identifies the area as part of the Ames Urban Fringe Plan (AUFPP) Planned Industrial area. The rezoning will be to a district that limits development and as a result would require Ames to annex prior to any development taking place, in conformance with the principles for the Planned Industrial designation.

John Tillo spoke on behalf of the applicant and agreed with everything in the staff report and asked that the commission approve the request. Tillo feels this zoning is clearer and will make it easier in the future if the applicant decided to sell the property.

**MOTION: The Story County Planning and Zoning Commission recommends approval of the proposed Story County Zoning Map Amendment from the C-LI Commercial/Light Industrial District to the A-1 Agricultural District for a portion of the properties located at 22171/22085 580th Ave, Ames, Iowa (parcel numbers 10-05-200-435 and 10-05-200-425) as put forth in case OZM21-000002.**

**Motion: Jensen**

**Second: Lee**

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

**Voting Nay: None**

**Absent: Schneider, Johnston**

**Vote: (5-0)**

**Proposed Amendments To Chapter 86 – District Requirements, Chapter 85 – General Provisions, And Chapter 88 – General Site Planning Standards Of the Story County Land Development Regulations**

Andrea Wagner provided information on changes made to the proposed ordinance after it had been brought to the Planning and Zoning Commission on September 8, 2021 and November 3, 2021 meetings. Changes made included:

- Removed animal maximum for small animals category.
- The proposed standards in 88.18 would not apply to the A-1 or A-2 districts.
- Removed the standard of keeping fenced areas setback from property lines.
- Clarified standards for waste disposal when water bodies are involved.
- Removed the prohibition on having solitary goats and made a general statement about noise and destruction of property under nuisance conditions.
- A provision was added that Africanized bees are not allowed on any property.
- The limit on the number of bee hives was removed, which prevents swarming.

Mens asked if there is a limit of bee hives. Wagner stated there is no limit. Jensen asked what the difference is between net and gross on slide 3. Wagner explained that net is removing the right-of-way. Jensen asked for clarification on allowing animals on adjacent lots. Schoeneman clarified that this would be allowed if there was a restrictive covenant that the lots were sold together. If the parcels were joined as a tax parcel, staff would allow the adjacent lot's size to be counted towards determining the animal density.

Schoeneman discussed other changes to Chapter 88 that were made since the commission last discussed the ordinance:

- Schoeneman stated that changes were made to the width requirement for when two dwelling are sharing an access.

- Fence section was changed to clarify the best side.
- The state does not have fencing requirements for private or residential pools. Staff added a required that the fence is designed to prevent unintentional pool access by a child.
- Parking maximums were changed to allow one space for each employee on a shift at a manufacturing plant.
- Traffic impact analysis and study requirement was updated to include that trip generation should be based on the most recent edition of the Institute of Traffic Engineers (ITE) Trip Generation Manual.
- The traffic impact analysis requirement was updated to require the study area be within a half mile instead of a quarter mile.

Mens asked about properties that already do not have fence around pools. Schoeneman stated that they still will not be required to have a fence, but any new in-ground pools will be required to have a fence.

Younkin asked for clarification of traffic studies. Schoeneman stated that a traffic impact analysis is like a traffic letter and depending on impacts shown in the analysis, a study may be required.

Mens has reservations about requiring a fence around swimming pools. Moss stated it is for safety. Jensen stated that most insurance companies will require fences around pools.

**MOTION: The Planning and Zoning Commission supports the proposed amendments to clarify and update the ordinance, as well as to allow non-commercial livestock (Ord. 298) as presented and recommend approval to the Story County Board of Supervisors.**

**Motion: Younkin**

**Second: Lee**

**Voting Aye: Younkin, Lee, Jensen, Moss**

**Voting Nay: Mens**

**Absent: Schneider, Johnston**

**Vote: (4-1)**

**NEW BUSINESS**

2022 Planning and Zoning Commission Meeting Schedule

**Motion by Mens, Second by Jensen for approval of the 2022 Planning and Zoning Commission meeting schedule. (MCU)**

Election of Officers

**Motion by Mens, Second by Jensen for Moss to remain Chair. (MCU)**

**Motion by Mens, Second by Younkin for Jensen to be Vice Chair. (MCU)**

**COMMENTS:**

**Staff:** There might be one item in January and February will be the joint meeting with BOS.

**Commission:** Younkin asked about electric bikes as an alternative way of transportation and

how bike trails and bike lanes will be planned for rural subdivisions in the future. Schoeneman stated there is not a "complete street" policy in the county. Trail planning falls under County Conservation. There was a work program item at one point to bring together road and trail planning, but it wasn't feasible at that time. Amman stated that there is a lack of trails connecting to subdivisions since the subdivisions are so separated. Land has to be acquired and that is not easy to accomplish. Schoeneman stated that staff could reach out to the Engineer and County Conservation see if there is interest, but it would need to be added to the work program.

**ADJOURNMENT: 5:09 PM**

Cheryl M. D.  
**Approval of Minutes**

PZC Chair 1/5/22  
**Title and Date**