

STORY COUNTY PLANNING AND DEVELOPMENT
STORY COUNTY ADMINISTRATION
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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: July 13, 2022	Cheryl Moss, Chair	2025
	Debbie Younkin	2026
CALL TO ORDER: 4:00 PM	*Kathy Mens	2022
	Wendie Schneider	2023
PLACE: Public Meeting Room	Ben Jensen, Vice Chair	2025
In the Administration Building	Ray Lee	2023
	Dalton Johnston	2024
	*Absent	

Special Note: Members of the public could also participate via Zoom.

STAFF PRESENT: Amelia Schoeneman, Director; Andrea Wagner, Planner; Alanna Patterson, Recording Secretary.

PUBLIC PRESENT: Marilyn Baldus, Brad Perkins, Fiona Larsen, Christine Hausner, Alex Christiansen, Liesel Danielson, Joyce Peterson, Becky Christiansen, Jerry Linn, Doug Moore, Kim Christiansen, Phil Iasevoli, Jon Popp, Latifah Faisal, Lisa Heddens, Connie Buss

APPROVAL OF AGENDA (MCU)

APPROVAL OF MINUTES: April 2022 (MCU) May 2022 (MCU)

Jensen asked about public comment not being permitted at this meeting.

Moss stated the meeting is to discuss comments collected through the public comment period that had already closed. Moss also confirmed future outreach will be performed after this meeting.

Jensen asked for clarification on the procedure to allow public comment.

Schoeneman stated the meeting's procedure is up to the Chair.

Moss called for a vote - Lee and Jensen voted in favor of public comments, Moss decided to accept public comments post Commission's discussion.

Schoeneman continued with her presentation on comment topics, annexations of Existing Rural Residential areas.

Schoeneman touched on concerns brought forth by Meadow Glen residents.

Schoeneman stated staff recommends two AUFM maps - annexable lands and a standard land-use map.

Debbie Younkin asked if Meadow Glen can stay as is.

Schoeneman commented that currently Rural Residential would allow further divisions of land.

Younkin asked if the plan update would allow for land splits without annexation, and Schoeneman stated this update would give further flexibility in most designations.

Younkin asked for clarification on city limits and annexation requirements.

Schoeneman touched on Champlain Farms and the potential concerns for environmentally sensitive areas and Worle Creek.

Younkin stated her concern on environmentally sensitive areas, and had observed this to be a large topic of concern through the public comments received.

Schoeneman continued onto the next topic, annexations with the Urban Reserve Overlay.

Schoeneman stated that staff's recommendation is to reduce potentially annexable areas.

Younkin stated she doesn't see the benefit of southwest city growth, and the advantage of this with so much rural area and ISU farmland. She asked if the Overlay plans to protect that rural land.

Wendie Scheneider commented on the current drive for housing in the southwest area.

Jensen asked for clarification on the staff's recommendation on the two map system.

Moss asked if this action would be a part of the Fringe plan, Schoeneman responded it would be an "after action" step.

Schoeneman went on to further discuss the potential limitations conditional use permits may have in the Urban Reserve and Urban Growth areas, and other options to help some of those limitations.

Moss asked if this pertains to only this part of the Fringe, to later impact all conditional uses.

Schoeneman stated they could tailor the chapter to specifically reference those designations in the Fringe and whether a use would be allowed or not through a conditional use permit process.

Schoeneman added most of the public comments received were in regards to bed and breakfasts and explained those permits as allowing an event venue, which is the larger compatibility concern.

Schneider commented that she would like to see indoor recreational facilities removed from the prohibited conditional uses list.

Younkin brought up the concern of these types of venues being within rural areas and their gravel roads generating dust.

Schoeneman followed up mentioning a traffic impact study would have to be done, but the outcome likely only being a condition on dust control.

Younkin made comment on Raspberry Hill bed and breakfast.

Schoeneman stated that the Commission could recommend adding a Conditional Use that allows for expansion of non-conforming uses to address concerns about conditional uses no longer allowed being able to rebuild or expand.

Schoeneman continued on to new rural subdivisions – Rural Residential expansion – the standard and the process to map these. She touched on the trend of the comments received that standards for siting these and processes are too restrictive.

Schoeneman stated that the Commission could recommend adding a Conditional Use that allows for expansion of non-conforming uses

Schoeneman spoke on staff's recommendation that all Fringe amendments be considered twice a year, rather than the current plan's unlimited consideration time.

Jensen asked questions about the demand for housing and limiting Rural Residential Expansion to a certain number of new lots needed and the amendment to twice a year.

Commission discussion continued and included remapping a portion of the Urban Reserve southwest of Ames to Agricultural and Farm Service. Also, creating a provision to allow rebuilding of nonconforming businesses as a conditional use permit.

Schoeneman stated she can write up a memo outlining alternatives discussed.

MOTION: Jensen motioned to continue the item to August 3rd and for staff to bring back a memo and letter outlining the alternatives discussed and staff's recommendations.

Motion: Jensen

Second: Schneider

Voting Aye: Jensen, Schneider, Johnston, Younkin, Lee

Voting Nay: Moss

Not Voting:

Absent: Mens

COMMENTS

Staff: None.

Commission: Moss and Jensen thanked staff. Jensen also thanked the public and asked for more instruction from staff on open meetings. Moss seconded that clarification was needed on what to do when Commissioners do talk to neighbors outside of meetings.

ADJOURNMENT: 7:46 PM


Approval of Minutes

8/3/22 PZC Chair
Title and Date