



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

"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: October 5, 2022	Ben Jensen, Vice Chair	2025
CALL TO ORDER: 4:00 pm	Debbie Younkin	2026
	Kathy Mens	2022
PLACE: Public Meeting Room	Ray Lee	2023
	Dalton Johnston	2024
In the Administration Building	*Absent	

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

STAFF PRESENT: Amelia Schoeneman; Director, Andrea Wagner; Planner, Alanna Patterson; Recorder

PUBLIC PRESENT: Wendie Schneider, Cheryl Moss, Larry Thompson

APPROVAL OF AGENDA

Amelia Schoeneman asked the staff comments portion of the agenda be moved up to present individual awards to recognize Wendie Schneider and Cheryl Moss for their service.

MOTION: Ray Lee moved to adjust the staff comments period to be placed before the approval of the minutes and to approve the agenda as amended.

Motion: Lee

Second: Johnston

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

Motion passed.

STAFF COMMENTS:

Schoeneman presented years of service awards to former Commissioners Moss and Schneider and thanked them for their service.

Wendie Schneider spoke, thanking the commission and staff for their service.

Cheryl Moss spoke, thanking the commission and staff for their service.

APPROVAL OF MINUTES: (MCU)

PUBLIC COMMENTS:

PUBLIC HEARINGS: Discussion and Consideration of TA22-000001 Amending Adaptive Reuse in Table 90-1

Andrea Wagner presented the text amendment for adapting reuse in table 90-1. Staff had modified the applicant's request to apply only to allow adaptive reuse of buildings or other structures listed on the National Register of Historic Places or those designated as local landmarks that contribute to a historic district and to include a supplemental standard to protect architectural features.

Schoeneman noted that in next year's work program, there is a plan to establish a Historical Preservation Commission and local historic district ordinance.

Younkin asked if a national registration of historic places paragraph will be provided to review conditional uses.

Schoeneman responded that when a site is designated on the national register, there are certain features noted as a part of that application. The supplemental standard that staff is proposing will look at historical features that should not be changed, and provide the commission with a list that will specify what makes that structure unique to the register to ensure those features remain.

Jensen asked about the significance of this towards the register.

Schoeneman responded that this national register is honorific and up to the municipalities to actually apply the conditions to make sure those features aren't removed if federal monies aren't involved.

Wagner clarified the standards for conditional uses will still apply - i.e. stormwater capture, environmental protection, etc.

Larry Thompson at 483 Bella Vista Court spoke on his property that holds a historical barn he intends on making an event venue.

MOTION: Mens moved to approve staff recommendation #2 - The Story County Planning and Zoning Commission recommends approval of the Code of Ordinance Text Amendment as put forth in case TA22-000001, as modified and presented by staff, to the Story County Board of Supervisors.

Motion: Mens

Second: Lee

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

Voting Nay:

Not Voting:

Absent:

Motion passed.

Wagner noted this will proceed to the Board of Supervisors.

PUBLIC HEARINGS: Discussion and Consideration of CUP22-000009 Alliant Energy Substation

Wagner presented the request for the Alliant Energy Substation.

Younkin voiced her appreciation of Miriam Yokum's letter she provided to the commission that was in favor of the Alliant Energy Substation.

MOTION: Mens moved to approve the following staff recommendation: 1.The Story County Planning and Zoning Commission recommends approval the Conditional Use Permit for the Alliant Energy Electric Substation as put forth in case CUP22-000009, with the above conditions, as presented by staff.

Motion: Mens

Second: Lee

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

Voting Nay:

Not Voting:

Absent:

Motion passed.

PUBLIC HEARINGS: Discussion and Consideration of Proposed Hazardous Materials Pipeline Setback Ordinance

Schoeneman presented on the proposed hazardous materials pipeline setback ordinance and staff's recommendation on the setbacks. Schoeneman noted the research staff did on pipeline regulations in other regions to compare.

Jensen asked if the emergency response plan would be difficult for the pipelines to put forward, and Schoeneman stated that local cooperation would be necessary, but at the federal level, the pipeline companies do have to submit these types of plans.

Mens asked if local emergency responders would need specialized equipment to handle emergencies related to the pipelines. Schoeneman stated it will be recommended to pipeline companies that they provide this equipment to local emergency responders, but staff does not think we can require pipeline companies to do this.

Jensen asked if the research done by staff was to understand setbacks. Schoeneman clarified that it was because there are currently no regulatory setbacks for C02 pipelines. Schoeneman also clarified that Story County would be the first in Iowa with a formula for setbacks.

Jensen asked about existing pipelines, and Schoeneman clarified that existing pipelines are exempt, and also that new development does not have to meet the setbacks from a pipeline once it's there. The pipeline would have to meet the minimum setbacks at the time it is installed, meaning new development approved after pipeline installation could encroach on the setback.

Mens stated that the 48-inch minimum cover requirement is a good idea, as pipelines will move upward after installation.

Younkin asked if eminent domain would be used for the pipelines, and Schoeneman stated it would be, with compensation, if an easement agreement cannot be reached with the property owner.

MOTION: Johnston moved to approved staff recommendation #2 - The Story County Planning and Zoning Commission recommends approval of the proposed ordinance to the Story County Board of Supervisors, as presented.

Motion: Johnston

Second: Mens

Voting Aye: Johnston, Mens, Younkin, Lee Jensen

Voting Nay:

Not Voting:

Absent:

Motion passed.

COMMENTS

Staff:

Board:

ADJOURNMENT: 5:11 PM

A handwritten signature in black ink, appearing to be "B. L.", written over a horizontal line.

Approval of Minutes

Chairperson 12/7/22

Title and Date