



**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: March 1, 2023	Ben Jensen, Chair	2025
	Ray Lee, Vice Chair	2023
CALL TO ORDER: 5:00 pm	Debbie Younkin	2026
	Kathy Mens	2022
PLACE: Public Meeting Room	Dalton Johnson	2024
	Bart Clark	2025
	*Gary Guthrie	2023
In the Administration Building	*Absent	

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

STAFF PRESENT: Amelia Schoeneman; Director, Andrea Wagner; Planner, Marcus Amman; Planner, Alanna Patterson; Recorder, Leanne Harter; County Outreach and Special Projects Manager

PUBLIC PRESENT: Brian Jacobs, Donna Jacobs, Jerry Eilers, Molly Lee, Jathan Chicoine, John Clough, Jerry Sloan, Jack Ledet, Dean and Nadine Olson, Adrian and Mari Moses, Teresa Garman, Mike and Patty Kamp, Doug Eggers, Loren Donaldson, Rex Rohrssen, Marty Jacobs, James and Colette Moore, Mark See, Lance and Cheri Aldrich, Veach, Jill Whitaker Griffin, Donna Cowman, Kevin Korn, Dennis Gogerty, Tim McLaughlin, Fay Gish Hill, Chris Schmidt, Dan Schmidt, Candice Dole, Tim and Kathy Gundlach, B. Dean Olson Sr., Jeanne Stewart, Scott and Jane Randall, Cheryl

Lounsberry, Mark Smith, Gary Stratton, Kim Christiansen, Steve Black, Brandon Shaw, Michale Cox, Kurt Friedrich, Latifah Faisal

Present via Zoom: gvoga, 214 W Grant, Casey Frye, Cindy, Joyce Hornstein, Austin, 15152905249, Bruce Black, Steve Claussen, Megan Alliger, John Gade, Maggie Cannon, James, Jenifer Berge, Andrew Pistorius, Michael Meetz, Lisa Heddens, 15152900901, Rosemary Osheim, b.k.a., Tim, DG, Justin Dodge, 15157292139, Arden Greiner, Brenda Gerdes, 15157454339, 15152314910, Andrew, Kenneth Nelson, Bryce Garman

APPROVAL OF AGENDA:

MOTION: Ray Lee moved to approve the agenda and change the order of items, moving the Public Hearing item before New Business.

Motion: Ray Lee

Second: Dalton Johnston

Voting Aye: MCU

Voting Nay: None

Not Voting: None

Absent: Gary Guthrie

Motion passed.

APPROVAL OF MINUTES:

MOTION: Bart Clark moved to approve the minutes from the January 4, 2023 meeting.

Motion: Bark Clark

Second: Debbie Younkin

Voting Aye: MCU

Voting Nay: None

Not Voting: None

Absent: Gary Guthrie

Motion passed.

PUBLIC COMMENTS:

PUBLIC HEARINGS: Discussion and Consideration of Amendments to Story County's Natural Resource Areas Map and Ordinance Update for Environmental Protections - Andrea Wagner

Andrea Wager and Amelia Schoeneman presented on the Natural Resource Areas Map and Ordinance Update.

Ben Jensen asked if the Commission had any questions for staff.

Jensen asked for staff to clarify the reason for changing the current ordinance to this update.

Schoeneman responded the current ordinance doesn't offer specifics on the natural resources protections.

Jensen asked where and from whom staff information from to recommend protections currently.

Schoeneman responded staff has received feedback from County Conservation, and they also hope to work with landowners to apply conditions.

Mens asked about the acre limitation.

Schoeneman responded if a property is buildable, that will remain an option, further allowances are being created. There would be higher requirements if something is more impactful, such as a larger subdivision.

Jensen moved to tree section questions.

Jensen asked if someone is doing a development and needing to remove more than an acre of trees.

Schoeneman responded that there would then need to be a replanting plan.

Debbie Younkin asked about specific tree type verbiage in the ordinance

Wagner confirmed this info is listed in the ordinance.

Mens asked for the replanting specifics if there's a development needing to remove trees.

Schoeneman provided various options and noted the location for replanting trees is flexible.

Wagner responded there are various alternatives provided, and that it would be encouraged the replanting of trees remain within the County.

Jensen proceeded to ask questions on the slope section.

Jensen asked about the 15% guidelines and the origin of those numbers.

Wagner explained the numbers came together by conducting research.

Jensen asked if those are existing grades.

Schoeneman confirmed this is an existing, natural grade.

Jensen moved on to questions regarding the streams and creeks section.

Younkin asked about the net acre specifics for the lot reduction portion of the ordinance and septic system capability.

Wagner responded the review would still be going through Environmental Health to determine septic system specifics.

Schoeneman also stated this information is clarified in the ordinance and that soil samples may be needed to ensure septic capability.

Jensen opened the public hearing.

John Hill at 5604 Thunder Road: asked questions on the proposed ordinance update.

Marty Jacobs at 15385 Pleasant Valley Drive: asked questions on the proposed ordinance update.

Dan Robeson 28266 650th Ave: spoke against the proposed ordinance update.

Scott Randall at 569 W Riverside Road: spoke against the proposed ordinance update.

Tim McLaughlin at 739 South S Ave: spoke against the proposed ordinance update.

Jane Stewart at 3847 550th Ave: asked questions on the proposed ordinance update.

Jathan Chicoine at 15583 580th Ave: provided comment and asked questions on the proposed ordinance update.

Lance Aldridge at 65544 305th Street: asked questions on the proposed ordinance update.

Patty Camp at 30361 560th Ave: provided comment and asked questions on the proposed ordinance update.

Faye Hill at 5604 Thunder Road: asked questions on the proposed ordinance update.

Brian Jacobs at 15385 Pleasant Valley Road: asked questions on the proposed ordinance update.

Adrian Moses at 54207 170th Street: asked questions on the proposed ordinance update.

Dennis Gogerty at 73561 113th Street: asked questions and spoke against the proposed ordinance update.

Jane Randall 569 W. Riverside Road: spoke against the proposed ordinance update.

Kim Christiansen at 2985 South Dakota Ave: spoke against the proposed ordinance update.

Steve Black at 32835 610th Ave: provided comment and asked questions on the proposed ordinance update.

Scott Henry 21391 620th Ave: provided comment and asked questions on the proposed ordinance update.

Mark See 62647 270th Street: asked questions and spoke against the proposed ordinance update.

John Gade with FOX Strand: asked questions and spoke against the proposed ordinance update.

Jathan Chicoine at 15583 580th Ave: second time speaking, provided further comment and spoke against the proposed ordinance update.

Tim McLaughlin at 739 South S Ave: second time speaking, spoke against the proposed ordinance update.

Scott Randall at 569 W Riverside Road: second time speaking, spoke against the proposed ordinance update.

Craig Stratton at 70984 335th Street: spoke against the proposed ordinance update.

Public comments closed.

Younkin asked about the packet handout.

Schoeneman noted the handout was in the memo provided to the Commission ahead of the meeting. Also noted the various avenues of providing information on the Ordinance (website, mailing, meetings).

Jensen asked if there is a map of archaeological sites.

Schoeneman responded that staff works with the state archeology office in regards to larger developments and when appropriate to check.

Jensen asked if it would be the landowners responsibility to research the potential of burial grounds.

Schoeneman responded no, this would be for large commercial or residential development and.

Jensen asked for clarification for any subdivision developments and their size.

Schoeneman responded with the County's current subdivision requirements and definitions, including residential parcel subdivisions.

Younkin asked if this is different than an ADU.

Schoeneman confirmed and provided the definition for a residential parcel subdivision.

Mens questioned why non-commercial developments wouldn't be required to follow the archeological review process.

Schoeneman explained the amount of time and resources subdivision reviews require and what that would look like for non-commercial developments timewise and the lack of flexibility it would create.

Jensen asked if there is a map available for native savanna areas.

Schoeneman explained the process staff had taken to define these areas, and due to the difficulty of capturing these areas via aerial imagery, site reviews are needed.

Jensen asked for clarification on who defines an area as a savanna or wetland.

Schoeneman provided the clarification of who determines this, and requirements if those areas go undelineated.

Mens asked about developing near savannas and if that would hinder development.

Schoeneman explained without the ordinance, the requirements would still exist before this update. This clarifies those requirements.

Jensen clarified this update is providing clear definitions for those situations the current ordinance doesn't have.

Schoeneman confirmed.

Mens asked for clarification on areas with ponds and any limitations or allowances removing trees or plant growth.

Schoeneman first explained areas with a pond may be within a floodplain which alone affects the development request process. She went on to explain the purpose of the ordinance update being for new development rather than restricting general maintenance or thinning activities.

Younkin commented on the public's general response and understanding of the update and asked how the Commission and County staff could clarify these updates.

Schoeneman noted the list of definitions available in the ordinance.

Jensen asked Schoeneman to re-state where this information can be located.

Schoeneman explained that all of the ordinance update information including definitions have been available on the County's website.

Younkin commended Wagner for her work on this ordinance update and asked how this info can be further provided.

Jensen asked for clarification on how slopes are measured.

Wagner explained it is measured from the shoulder of the slope to the toe of the slope.

Schoeneman also reiterated this slope measuring requirement is only for the area development would be occurring on.

Jensen also asked for clarification on the definition of a creek.

Schoeneman touched on FEMA floodplain and definitions of streams, creeks and sizes.

Bart Clark asked for further clarification on slopes and those requirements.

Schoeneman detailed those requirements and measurements and what would or wouldn't likely be permitted.

Mark See asked clarifying questions on slopes for his property.

Jensen asked County staff what type of phone calls and emails that have been received in regards to the proposed ordinance update.

Wagner responded the feedback received was generally clarifying questions and if the proposed update would affect the landowner and their property.

Schoeneman also noted the County has no jurisdiction in any city limits, which is why they are not mapped.

Schoeneman then went over the choices currently present for the Commission to vote on.

MOTION: Mens moved to approve alternative three for more clarifications (Option three: The Story County Planning and Zoning Commission defers recommendation on the Text Amendment to the Story County Land Development Regulations to update the protections for critical natural resources, and the adoption of the amended natural resources layer, and requests Staff to further review and/or modify the draft ordinance, and directs Staff to place this item on a future Planning and Zoning Commission Agenda.)

Second: Johnston

Schoeneman communicated that staff will need specific direction from the Commission on what changes they're requesting.

Mens asked that more information be provided in general by staff.

Younkin touched on staff providing further information and answering questions.

Jensen asked for clarification on slopes, grading and amount of tree restriction. Also asked for a higher lot minimum for subdivisions.

Jensen then confirmed with Schoeneman there has been legal review on this proposed update.

Younkin asked if there is a deadline for this ordinance proposal.

Schoeneman said no, staff is following the work program direction given by the Commission including for outreach and the timeframe.

Clark asked if there's a list of invasive species available.

Schoeneman noted the DNR list can be provided.

Jensen went forward with requesting roll call for the motion.

Schoeneman asked for clarification on the motion in terms of direction and if they're wanting staff to do further public outreach.

Mens responded to provide information on the website, and further clarification in general.

Schoeneman responded that all of the information is readily available on the website.

Jensen directed Schoeneman for staff to be available to answer any questions. He then reiterated the motion is to defer this proposed update to a later date with some clarifications on slopes, trees and to allow the public more time to ask staff questions.

Motion: Mens

Second: Johnston

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

Voting Nay: None

Not Voting: None

Absent: Guthrie

****5 minute break called by Jensen****

NEW BUSINESS: C2C Annual Review - Leanne Harter

Harter presented on the C2C Plan as a whole including the history of the plan.

Younkin asked where to locate the entire C2C plan.

Harter showed where to locate it on the website.

Schoeneman said staff would also provide hard copies to the Commission.

Jensen opened for public comment.

No public comment provided.

Younkin provided positive feedback on some of the goals in the plan.

MOTION: Mens moved to approve Harter's annual C2C Plan review to go to the Board of Supervisors.

Motion: Mens

Second: Johnston

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

Voting Nay: None

Not Voting: None

Absent: Guthrie

NEW BUSINESS: Discussion and Consideration of SUB23-000001 Hidden Creek Farm Plat 1 Minor Subdivision - Marcus Amman

Amman presented the proposed minor subdivision for Hidden Creek Farm.

Younkin had questions in regards to the area around 190th being annexed by Ames.

Amman explained this area being within Ames' review jurisdiction and the review requirement to include the possibility of future voluntary annexation.

John Gade spoke as the representative for this subdivision and the future CUP application for this site.

Clark asked the applicant if they have any questions on the stipulations being presented.

Gade did not have any questions.

Jensen opened public comment.

Brandon Shaw 6324 Grant Ave: asked if there would be any drainage into his property and noted they are aware their property will eventually be annexed.

Schoeneman provided information in regards to the plan that will allow for stormwater drainage. She also noted that State code does not allow backing water into other landowners' property.

Gade confirmed no sort of detriment is allowed as well as there being a drainage tile plan to assist in draining the area..

Schoeneman also noted stormwater management requires property be taken back in terms of lower runoff rates.

MOTION: Johnston moved to approve option two presented: The Story County Planning and Zoning Commission recommends approval of the Minor Subdivision for the Hidden Creek Farm Plat 1 subdivision as put forth in case SUB23-000001, with conditions.

Motion: Johnston

Second: Mens

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

Voting Nay: None

Not Voting: None

Absent: Guthrie

Motion passed.

COMMENTS

Staff:

Schoeneman noted the possibility of a CUP application being on the next meeting's agenda and the ordinance being brought back. She also noted the Fringe plan update will come back soon.

Board:

MOTION: Clark moved to adjourn the meeting.

Second: Johnston

Voting Aye: (MCU)

Voting Nay: None

Absent: Guthrie

ADJOURNMENT: 7:57



Approval of Minutes

Chair 4/26/23

Title and Date

