



**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: 07/12/2023	Ben Jensen, Chair	2025
	Ray Lee, Vice Chair	2023
CALL TO ORDER: 4:00 PM	Debbie Younkin	2026
	Kathy Mens	2027
PLACE: Public Meeting Room	Bart Clark	2025
Administration Building	Gary Guthrie	2023
	*Dalton Johnston	2024
	*Absent	

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

STAFF PRESENT: Amelia Schoeneman, Director; Andrea Wagner; Planner; Marcus Amman; Planner; Leslie Day, Recording Secretary

PUBLIC PRESENT: Phil Iasevoli, Matthew O’Neal (Zoom), Rich Miller (Zoom), William Peden (Zoom), Rosalyn (Zoom), Deangelo (Zoom), Asrun (Zoom), Liang Dong (Zoom), Ray Klein (Zoom), Brent Strauch (Zoom), John Washington (Zoom), Ajay Nair -Iowa State University (Zoom), Nick Peterson (Zoom), Jamie Wiley (Zoom), Anne Kimber -ISU EPRC

APPROVAL OF AGENDA:

MOTION: Clark moved to approve the agenda as presented.

Motion: Clark

Second: Lee

Voting Aye: (MCU)

Voting Nay: None

Not Voting: None

Absent: Johnston

APPROVAL OF MINUTES:

MOTION: Jensen moved to approve the minutes from the June 7, 2023 meeting.

Motion: Jensen

Second:

Voting Aye: (MCU)

Voting Nay: None

Not Voting: None

Absent: Johnston

PUBLIC COMMENTS: None.

PUBLIC HEARINGS: DISCUSSION AND CONSIDERATION OF CUP23-000009 ALLIANT ENERGY SOLAR FARM AT IOWA STATE UNIVERSITY – AMELIA SCHOENEMAN

Schoeneman presented on the Alliant Energy Solar Farm at Iowa State University and noted that several of the conditions proposed in the staff report had been satisfied.

Guthrie asked what was the lifespan. Schoeneman answered typically 40-50 years.

PUBLIC COMMENTS:

Brent Strauch with Shive Hattery Engineering at 4125 Westown Pkwy, West Des Moines IA. Commented on how good it has been working with the staff at Story County, and stated that if anyone has any questions the design staff, contractor, and representatives from Iowa State University and Alliant Energy on the call to answer any questions.

John Washington at 26114 520th Ave., Ames. Lives south of the development. Had a comment on the setbacks, he stated that it was noted during the presentation that the setbacks were going to be 10 feet short but in the north property line they were going to be 20 feet short of the required setbacks. He also clarified only the conditional use permit was being discussed during this meeting, but the variance for the setbacks were going to be discussed next week at a separate meeting. Jensen said that was correct and said the members of the commission will likely propose that for this use to be approved it will need to get the variance approved next week by the Board of Adjustment.

Schoeneman clarified that the setback on the north side is from the transformer, not the panels.

MOTION: Mens moved to approve alternative two: recommending approval of the Conditional Use Permit for the Alliant Energy Solar Farm at Iowa State University as put forth in case CUP23-000009, with conditions as follow:

1. The following materials meeting the requirements of Story County Land development regulations 90.08(8) supplemental standards for C-SES shall be submitted prior to construction:
 - Decommissioning plan
 - Financial security
2. A variance to the required 50-foot setback from the road right-of-way for the westernmost array and the equipment pad shall be obtained or setbacks shall be met.

Motion: Mens

Second: Lee

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

Voting Nay: None

Not Voting: None

Absent: Johnston

Motion passed.

DISCUSSION AND CONSIDERATION OF RESOLUTION #24-01, CORNERSTONE TO CAPSTONE AMENDMENTS – MARCUS AMMAN

Amman and Wagner presented the PowerPoint for the Resolution #24-01, Cornerstone to Capstone Amendments.

Guthrie asked what was the definition of Agricultural Conservation. Wagner responded that designation is defined in the C2C Plan as “agricultural conservation areas encompass large areas of highly valuable farm land with Farming and Agricultural production as the primary activity.”

Jensen asked for a clarification of Principal 3. Amman responded that currently it says: “Where annexation is not appropriate...” but the Board of Supervisors asked to clarify that it is not the County making that decision but the applicable City.

Guthrie asked what is the likelihood of an actual agreement with the City of Ames and the Board of Supervisors in the future. Amman stated that at this point the discussion is the amendment of the C2C Plan, but if at any point the Board of Supervisors would like to give direction to pursue that, the Planning and Development Department would take that direction.

Clark asked if the buffer between Gilbert and Ames between 180th and 190th was only about two miles. Amman responded it is bound by Hwy 69 and a little outside of George Washington Carver Ave.

Younkin asked about the north mapping on the presentation and why the area around Cameron School Road is not considered as Agricultural Conservation if a lot of it is agriculture and Iowa State Research areas, instead it is marked as Urban Expansion. Jensen added most of the ISU land is Urban Expansion based on the Ames 2040 Plan. Wagner responded Urban Expansion is marked based on the comprehensive plan for each city in Story County, but the Commission can make a recommendation to the Board of Supervisors about changing the Urban expansion area mapping or taking certain areas into consideration. Younkin stated she would like to make that suggestion.

No public comments.

Younkin made a comment to the Board of Supervisors to consider the area South of Cameron School Road between Cameron School and 210th as Agricultural Conservation, because Steenhoek Environmental, ISU Beyer Research Farm, and ISU Beef Research Farm are located there and it is very valuable farm land. Jensen asked for that to be a motion.

MOTION: Younkin made a motion to recommend approval of the proposed changes to the Cornerstone to Capstone plan as prepared by staff at the direction of the Story County Board of Supervisors with the amendment to include land between Cameron School Road and 210th (215th St), North Dakota Avenue and R38 (N. 500th Ave.) be mapped as Agricultural Conservation.

Second: Lee

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

Voting Nay: None

Not Voting: None

Absent: Johnston

Motion passed.

Discussion and Consideration of Cornerstone to Capstone Plan Annual Review – Leanne Harter

Harter presented on the C2C Plan Annual Review

No public comments

MOTION: Mens moved to recommend approval of the recommendations and changes discussed.

Second: Clark

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

Voting Nay: None

Not Voting: None

Absent: Johnston

Motion passed.

COMMENTS:

Staff: No comments.

Board: None.

ADJOURNMENT: 4:55 PM



Approval of Minutes

8/2/23 Chair

Title and Date