

# STORY COUNTY PLANNING AND ZONING

STORY COUNTY ADMINISTRATION  
900 6<sup>TH</sup> STREET  
NEVADA, IOWA 50201-2087



*"Commitment, Vision, Balance"*

515-382-7245  
515-382-7294 (FAX)

## MINUTES STORY COUNTY PLANNING AND ZONING COMMISSION

<b>DATE:</b> February 7, 2011	Daryle Vegge, Chair	2013
	Steven Gast, Vice Chair	2013
<b>CALL TO ORDER:</b> 5:30 p.m.	Nick Merfeld	2012
<b>PLACE:</b> Public Meeting Room	David Struthers (5:36 p.m.)	2012
Administration Building	David Weigel	2015
	Nancy Couser	2015

**ADJOURNMENT:** 6:18 p.m.

**OTHER PEOPLE PRESENT:** Leanne Harter, Director; Charlie Dissell, County Planner; Angie Huisman, Recording Secretary; Rick Pietz; Joelyn Gast; Donald Juhl

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**APPROVAL OF AGENDA Struthers / Weigel (MCU – Struthers absent)**

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**APPROVAL OF MINUTES**

January 3, 2011      Gast / Merfeld (MCU – Struthers absent)

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**PUBLIC COMMENTS: Opened 5:31 p.m. – Closed 5:31 p.m.**

None.

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**OLD BUSINESS:**

None.

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**NEW BUSINESS:**

**1) SUB08-10: Moore Subdivision Plat 2**

**Nature of Request:** The request is for a Minor Subdivision in the C, Commercial Zoning District, on property located in Section 18 of New Albany Township, located on the south side of U.S. Highway 30, approximately 3/4 mile west of the City of Colo.

**Parcel Number:** 12-18-100-210

**Staff Project Manager:** Charlie Dissell

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**STAFF PRESENTATION:**

Mr. Charlie Dissell presented the staff report via slide presentation. The staff report is a part of the official record and can be viewed/inspected in the Planning and Zoning Department upon request.

Mr. Dissell presented the vicinity map, revised plat, and covered the dates of legal notification and publication requirements.

Mr. Dissell pointed out the comments by the Auditor's Office and directed the Commission to view the updated plat which sufficiently satisfies the noted concerns regarding property ownership.

Mr. Dissell summarized the issue regarding the ownership of Outlot A and suggested the addition of the condition that the issue be alleviated prior to the review by the Board of Supervisors.

An unidentified individual from the audience requested to view the outlot on the aerial photo. Mr. Dissell

highlighted the slide.

Mr. Dissell completed his presentation by summarizing the alternatives for the Commission to consider, noting that with the condition added the Board of Supervisors agenda date would need to be revised.

Mr. Daryle Vegge commented that the staff report notes that certain items such as a Transportation Impact Study, contours, and Existing Resources Inventory were waived and questioned by whom. Mr. Dissell outlined the review process and noted the ability on the part of Interagency Review Team members to waive certain submittal requirements as allowed by the regulations.

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**APPLICANT COMMENTS:**

Mr. Don Juhl, attorney representing the applicant, comment that the situation with Outlot A as noted in the staff report should have been previously resolved and further explained the situation for the Commission, providing them with an overview of property ownership and transfers.

Mr. Gast questioned what parties have already signed the consent to plat and who remains to sign. Mr. Juhl outlined the parties involved for the Commission.

An unidentified individual from the audience requested to view the outlot on the aerial photo. Mr. Juhl demonstrated the location of Outlot A on the plat on the projector.

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**PUBLIC COMMENTS: Opened 5:51 p.m. - Closed 6:00 p.m.**

Rick Pietz, 1111 Ridgewood Drive, Huxley, Iowa 50124

Mr. Pietz requested additional clarification of the ownership of the proposed subdivision.

Mr. Juhl explained that Twin Anchors and Kimberly Trust were each owners.

Mr. Pietz questioned the number of lots in the subdivision; and Mr. Juhl demonstrated the two numbered lots and two outlots.

John Angel, 24043 640<sup>th</sup> Avenue

Mr. Angel described the current layout of the campground in relation to the area of the proposed subdivision and the access agreements in place. Mr. Angel questioned whether this easement would remain.

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**COMMISSION COMMENTS:**

Mr. Gast commented on the staff note regarding:

*Outlot A is noted in the Surveyor's Notes (Note 1) as being "an ingress-egress easement for adjacent lands as a point of access to U.S. Hwy 30," and there is a 50' ingress egress easement across Lots 1 and 2, which generally follow the existing frontage road on those lots. The 50' ingress egress easement also follows the existing driveway to 68290 US Highway 30, which is located directly south of proposed Lot 1. Furthermore, there is a 20' non-exclusive easement for driveway purposes to Lot 3 of Moore's Subdivision Plat 1 (68246 US Highway 30). That easement is along the east line of proposed Lot 2.*

Mr. Gast questioned the role of the Iowa Department of Transportation when proposals occur along roadways under the IDOT's jurisdiction. Mr. Dissell explained that staff from IDOT is included in the interagency review team process and invited to provide comments on proposals.

Ms. Nancy Couser questioned whether the land is flat. Mr. Angel answered from audience that it is fairly flat.

Mr. David Weigel commented that Outlot B was covered by easement, and Mr. Dissell reiterated the not on the plat. Mr. Weigel clarified that a building could not be located there. Mr. Dissell affirmed.

Mr. Pietz commented that it would be beneficial for another access point from US Highway 30. Mr. Juhl reviewed the steps taken by existing and prior property owners when the highway was designated as limited access by the IDOT.

**MOTION:** The Story County Planning and Zoning Commission recommends conditional approval of SUB08-10: Moore Subdivision Plat 2 as put forth and presented in the staff report and directs staff to place the case on the next available Board of Supervisors agenda once the applicant can redraft the documents showing dual ownership.

**MOTION:** Gast  
**SECOND:** Struthers  
**VOTING AYE:** Vegge, Gast, Struthers, Couser, Merfeld, Weigel  
**VOTING NAY:** None  
**NOT VOTING:** None  
**ABSENT:** None

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**OTHER BUSINESS:**

- 1) Long Range Planning update.

Mr. Dissell updated on progress on the Ames Urban Fringe plan and outlined the next steps.

Ms. Harter discussed the potential timeframe for the Lincoln Highway Study and local foods prioritization by the Board of Supervisors.

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**OTHER BUSINESS:**

- 2) Follow-up on items recommended to the Board of Supervisors and Board of Adjustment.

Kamp was scheduled for BOA, cancelled meeting due to weather and will be in March.

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**COMMISSION COMMENTS:**

Mr. Vegge welcomed Ms. Couser as the newest Commission member.

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**ANNOUNCEMENT OF FUTURE MEETING:** March 7, 2011

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**ADJOURNMENT:** 6:18 p.m. Couser / Gast (MCU)

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**Approval of Minutes**

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**Title and Date**