

# STORY COUNTY PLANNING AND ZONING

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



*"Commitment, Vision, Balance"*

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## DRAFT MINUTES STORY COUNTY PLANNING AND ZONING COMMISSION JOINT WORKSESSION WITH STORY COUNTY BOARD OF SUPERVISORS

	<b>PZC MEMBERS</b>		<b>BOS MEMBERS</b>
<b>DATE:</b> November 7, 2011	Daryle Vegge, Chair	2013	Wayne Clinton, Chair
	Steven Gast	2013	Paul Toot
<b>CALL TO ORDER:</b> 5:30 p.m.	Nick Merfeld	2012	Rick Sanders
<b>PLACE:</b> Public Meeting Room Administration Building	*David Struthers	2012	
	David Weigel	2015	
	Nancy Couser	2015	
<b>ADJOURNMENT:</b> 6:50 p.m.	*Jean Sheets	2011	
	*Absent		

**OTHER PEOPLE PRESENT:** Harold Ault

**STAFF PRESENT:** Leanne Harter, Director; Kristin Cook, Recording Secretary

**Vice Chair, Steven Gast called the meeting to order at 5:30 pm.**  
**Chair, Daryle Vegge joined the meeting at 5:44 pm.**

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### APPROVAL OF AGENDA (MCU)

Motion: Clinton  
Second: Weigel

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### APPROVAL OF MINUTES (MCU) – October 3, 2011

Motion: Merfeld  
Second: Weigel

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**PUBLIC COMMENTS:** Opened 5:35 p.m. – Closed 5:35 p.m.  
None.

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### OLD BUSINESS:

None.

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### NEW BUSINESS:

**1) Adopt 2012 Calendar**

**Staff Project Manager:** Leanne Harter

Motion: Merfeld  
Second: Couser

**NEW BUSINESS:**

- 2) **Discussion of the 35-Acre Minimum Requirement of the A-1 Agricultural District.**  
Staff Project Manager: Leanne Harter
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**STAFF PRESENTATION:**

Ms. Leanne Harter presented a review of the 35-Acre Minimum Requirements of the A-1 Agricultural District.

Ms. Harter presented the Commission options to consider.

Ms. Harter asked for direction for the following common problematic issues: fences that are erected in Story County, accessory dwellings, junk yards, and uses of accessory buildings.

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**PUBLIC COMMENTS:**

None

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**COMMISSION COMMENTS:**

Mr. Wayne Clinton asked staff to specify the large areas of demand regarding the Story County Land Development Regulations so that the Board of Supervisors and Planning and Zoning Commission could concentrate on the common demands rather than such a broad spectrum of the regulations as a whole.

Ms. Harter stated that staff has multiple questions and comments from applicants per day regarding the 35-Acre Minimum Requirements. Ms. Harter stated that applicants struggle with our current regulations.

Mr. Clinton asked for clarification from staff as to why the 35-Acre Minimum was selected to be such. Ms. Harter gave a more precise description of the current regulations and property owner frustrations.

Mr. Daryle Vegge asked for staff to clarify further. Ms. Harter explained how farming has changed and the needs of farmers and farm ground have progressed.

Mr. Gast asked Ms. Harter if staff has had incidents in the past few years where applicants have had Agricultural Exemptions to bypass such regulations. Ms. Harter stated there have been many cases in the past years of such. Mr. Gast asked how regulations are approached once agricultural use has ceased on a previously determined Agricultural Exempt parcel. Ms. Harter stated such case would be considered a non-conforming use.

Ms. Nancy Couser asked for clarification as to why this issue has been brought to the Commission. Ms. Harter stated the Commission, in previous years, has had many previous cases brought to them to approve subdivisions, which is a way for the applicant to achieve their goal despite the current 35-Acre regulation. Ms. Harter stated that the Board of Supervisors asked for the requirements to be brought to the Commission for discussion. Mr. Paul Toot described situations where the 35-Acres Minimum is more of a hindrance to applicants than maybe it should be.

Mr. Rick Sanders asked for a current goal to be stated. Ms. Harter described the LESA, Land Evaluation Site Assessment, process. Ms. Harter stated the LESA process may need to be updated. Ms. Harter explained the goals of staff.

Ms. Couser asked how regulations could be written so the County doesn't get into the situation where too many dwellings are being placed on a parcel. Mr. Clinton stated that the regulations would need to be written to addresses such issue.

Mr. Nick Merfeld asked if our current regulations help keep parcels from being split too many times. Ms. Harter reviewed the current regulations.

Mr. Sanders reviewed what he felt was the staff recommendation. Ms. Harter concurred.

Mr. Gast stated there might be an issue with road use and joint driveway ownership. Mr. Clinton agreed. Ms. Harter stated the BOS approved the Local Foods proposal, which will bring the 35-Acre Minimum back to discussion at which time these issues could be addressed further and language written to regulate such issues.

Mr. Toot asked for Ms. Harter to explain the process staff will take if a change is made to such regulations. Ms. Harter reviewed the process including research into what other counties have in place. Ms. Harter stated staff would need a three month time frame and would then report back to the Commission.

Ms. Harter reviewed further possible modification to current regulations.

Mr. Gast stated staff should review Polk County regulations regarding accessory buildings to see if our process could benefit from changing to something similar.

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**NEW BUSINESS:**

- 3) **Discussion to schedule a special meeting to discuss the Urban Renewal Area Designation and Urban Renewal Plan and Project.**  
**Staff Project Manager:** Leanne Harter

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**STAFF PRESENTATION:**

Ms. Harter described the TIF project and timeframe.

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**PUBLIC COMMENTS:**

None

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**COMMISSION COMMENTS:**

Commission scheduled such meeting for Monday, November 21, 2011 at 5:30pm to take place in the Story County public meeting room.

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**OTHER BUSINESS:**

**Long Range Planning**

Ms. Harter gave a short review of CPAT, Community Planning Assistance Team, visit and their recommendations.

**Follow-up on items recommended to the Board of Supervisors and Board of Adjustment**

None

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**COMMISSION COMMENTS:**

None

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**STAFF COMMENTS:**

Ms. Harter asked Commission to make any necessary budget recommendations.

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**ADJOURNMENT: 6:50 p.m.**

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**Approval of Minutes**

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**Title and Date**