



STORY COUNTY

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

"Commitment, Vision, Balance"

515-382-7245

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: June 7, 2017	Aaron Steele, Chair	2018
	Jerry Cable	2019
	Linda Murken	2020
	*Marvin Smith	2018
	Ruth Hulstrom (Arrived at 4:06)	2017
	*P.J. McBride	2021
	Jonathan Sherwood	2020

CALL TO ORDER: 4:00 p.m.
PLACE: Public Meeting Room
Administration Building

ADJOURNMENT: 6:21 p.m.

STAFF PRESENT: Jerry Moore, Director; Emily Zandt, Planner; Amelia Schoeneman, Planner; Stephanie Jones, Recording Secretary; Haley Weber, Intern; Deb Schildroth

PUBLIC PRESENT: Joe Manatt, Don Schumann, Chris Sawin

APPROVAL OF AGENDA (MCU)

APPROVAL OF MINUTES (MCU)

May 3, 2017

PUBLIC COMMENTS:

None

DISCUSSION ON STORY COUNTY TRANSPORTATION – ROAD PROJECTS AND PLANNING

Darren Moon, Story County Engineer gave an overview of general rules about programming of projects, which are based on what can be accomplished within the next 5 years based on funds available. In part, Mr. Moon gave an overview of where the funding comes from. Mr. Moon stated that there is 202 miles of pavement in the county, which requires \$2,020,000 a year to maintain. Currently there is only \$1,435,000 of funds available. Mr. Moon briefly talked about bridges. Steele had questions about new developments creating traffic problems. Moon stated that he does not think that the county can require developers to assist in road improvements. Moon stated that traffic counts are rising quickly and the studies are used to determine road improvements. Sherwood commented about MPO traffic modeling. Mr. Moon stated that a minimum of 500 vehicles per 8 hours is the typical threshold to consider installing a four way stop.

Tony Fillippini, Ames MPO stated that the Ames MPO Planning Region includes the City of Ames, Gilbert, Story County and a portion of Boone County. Mr. Fillippini stated that all MPO's are required to have a 20-year plan. Mr. Fillippini gave an overview about funding and stated that they do receive some federal competitive grants, and that overall the funds come from the US Department of Transportation. Murken asked if everything in the plan is within the City of Ames. Mr. Fillippini stated that there is an I-35 project included. However, at this time Ames is the only sponsor that has requested funds. Steele asked what interaction that the Planning and Zoning Commission should have with the MPO. Mr. Fillippini stated that should be discussed and determined at the planning level. Mr. Moore asked if the Ames Planning Department routes projects to the MPO and Mr. Fillippini stated that they do not. Murken asked what determines the MPO boundary. Mr. Fillippini stated that it is determined by the US Census. Moon stated that overall the MPO is a mechanism to distribute federal funds. Sherwood stated that he would be curious to see what scenarios between Ames and Gilbert to see how the service levels have changed. Steel requested that Mr. Moon provide more indepth interagency comments as it would be of great benefit for the Planning and Zoning Commission.

PUBLIC HEARING ITEMS:

CUP06-17 MANATTS TEMPORARY CONSTRUCTION AND DEMOLITION LANDFILL SITE

Emily Zandt presented the staff report and stated that this request is for a conditional use permit to allow a temporary construction and demolition landfill site for two Interstate 35 projects that the IDOT has contracted with Manatts, Inc. The first project is a mill and overlay project located 1.6 miles north of County Road F-22 in Polk County (NE 134th Avenue) to 3.5 miles north of Highway 210 in Story County. The second project is the new I-35/Highway 30 interchange. Manatts, Inc. will operate the site for stockpiling materials until November 1, 2018 to complete the projects. A portable crushing plant will be located on site. The crushing of materials is anticipated to take 2-3 weeks in late summer/early fall of 2017. The applicant intends to use the same location on the subject property for a potential future temporary construction and demolition landfill site. In the event of other projects, separate conditional use permits or modifications to the requested conditional use permit will be required after November 30, 2018.

Sherwood asked why we ask the hours of operation of the project and Ms. Zandt stated that it is so we know if the operation hours will affect lighting. Sherwood also stated that he wondered if the sound from the project would affect the nearby motels. Ms. Zandt stated that the location is ½ a mile from the motels and there is a lot of construction in the area. Mr. Moore stated that the actual crushing would only take 2-3 weeks. Hulstrom asked if traffic flow would be affected and what kind of signage besides trucks turning would be alerting traffic that construction would be occurring. Ms. Zandt stated that would be a good question for the applicant about the possibility

to request different signage. Murken asked about the number of vehicles and amount of trips. Ms. Zandt stated that there would be an increase in traffic, but it will be temporary. Murken asked why this site was chosen rather than a site so near all of the traffic. Ms. Zandt stated that the site was chosen because it is close to the I-35 project. Murken asked if the asphalt has a high oil content in the event of a flood. Ms. Zandt stated that the applicant would be able to better answer about the asphalt content.

Chris Sawin with Manatts stated that he does not feel there will be an impact on residents as far as traffic because most of the traffic will be construction traffic. Mr. Sawin stated that oil content in the event of flooding could be addressed with the flood plan, but typically in order for the oils to leach out from the asphalt it would require being heated up to temperatures hotter than a typical summer day. Sherwood asked if the site were to become flooded if silt would come off the site and go into the water. Mr. Sawin stated that the soil is very sandy and there would be no more come off than an agricultural field would have in a flooding scenario. Mr. Moore asked if silt fencing would be of benefit and Mr. Sawin stated that he did not believe it would benefit. Mr. Sawin stated that all of the piles and equipment would be located in the same elevation of Dayton Avenue and he is not aware of it ever being under water making this a good location. Hulstrom asked if there would be signage to re-route traffic. Mr. Sawin stated that the DOT would handle all signage.

Public Comments

Donald Schumann stated that he has seen flooding in the area many times and Hwy 30 has been closed due to flooding of the South Skunk River. Mr. Schumann stated the reason the interchange was created was due to safety and floodwater issues. Mr. Schumann is concerned about fill dirt that had been brought in back in 2011 which has since caused flooding in the area of the old truck stop and he would like to see that taken care of.

Dwane McDonald with Manatts stated that he would like to remind that there is a frontage road at an elevated level. Also, the new bridge span currently being built has a much larger span to handle water.

Leanne Harter stated that there was a permit issued regarding the fill dirt that is allowable. Ms. Harter stated that anything that has potential to float downstream would have to be tied down. Ms. Harter stated that she would have concerns with a silt fence because if it broke away it could cause issues downstream. Steele stated that a floodplain permit could not be issued without a CUP.

MOTION: The Story County Planning and Zoning Commission recommends approval of the Conditional Use Permit for the Manatts Temporary Construction and Demolition Landfill Site as put forth in case CUP06-17 with the following conditions:

1. This Conditional Use Permit will expire on November 30, 2018. If an extension of the use is requested, an application for a separate conditional use permit or modification to the requested conditional use permit (CUP06-17) will be required.

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2. The gravel pad shall be allowed to remain on site for up to one year following the expiration of the conditional use permit, at which point the area must be restored to its

original condition if no additional Conditional Use Permit applications have been submitted.

3. The applicant shall submit a flood evacuation plan to be reviewed by the County's Floodplain Manager and Emergency Management Director as part of the flood plain development permit.

4. "Trucks Turning" signage will be required during major hauling days. All signage within the right-of-way will need to be approved by the Iowa Department of Transportation and/or the City of Ames, depending the on location.

Motion: Cable

Second: Murken

Voting Aye: Murken, Cable, Steele, Hulstrom, Sherwood

Voting Nay: None

Not Voting: None

Absent: Smith, McBride

Vote: (5-0)

CUP05-17 JOE MANATT TEMPORARY ASPHALT BATCH PLANT FACILITY

Amelia Schoeneman presented the staff report and stated this request is for a conditional use permit to allow a temporary asphalt batch plant facility for an Interstate 35 mill and overlay project. The repaving includes the southbound lanes of Interstate 35 located 1.6 miles north of County Road F-22 in Polk County (NE 134th Avenue) to Highway 210, the entrance and exit ramps at Highway 210, and the north and southbound lanes from Highway 210 to 3.5 miles north of Highway 210. Henningsen Construction, Inc. will operate the plant until October 2017. The applicant intends to use the same location for future asphalt batch plant facilities (separate conditional use permits or modifications to the requested conditional use permit will be required). The applicant proposes the gravel pad and recycled asphalt and topsoil stockpiles remain on the site after the completion of the project and removal of the batch plant in October of this year.

Murken asked how much oil is on site and how it would be stored. Ms. Schoeneman stated that there are storage tanks on the elevated pad that are designed to be mobile.

Joe Manatt stated that the oil on site is stored as a hot liquid at 300 degrees. Mr. Manatt stated Mr. Manatt stated that all of the oil on site could be removed in five truckloads and this would be addressed with the emergency action plan on the floodplain permit in the event of a flood.

Public Comments None

Steele asked for Ms. Schoeneman to clarify that there is written authorization from the current property owner and Ms. Schoeneman stated that yes there is authorization from the current owner.

MOTION: The Story County Planning and Zoning Commission recommends approval of the Conditional Use Permit for the Temporary Asphalt Batch Plant Facility as put forth in case CUP05-17 with the following conditions:

1. The Henningsen Construction Inc. temporary batch plant facility shall be removed by November 30, 2017 and site restored to its original condition except any stockpiles of recycled asphalt and the gravel pad.
2. As required by the Story County Land Development Regulations Chapter 90, Conditional Uses, if no batch plant operates on the site and no new application is received for a new temporary asphalt batch plant within one year after the removal of the Henningsen Construction, Inc. batch plant, the conditional use permit will expire and the gravel pad and stockpiles shall be removed and the site restored to its original condition.
3. Future temporary asphalt batch plant facilities are required to apply for a separate conditional use permit or modification to the requested conditional use permit (CUP 05-17).
4. The applicant shall submit a flood evacuation plan for to be reviewed by the County's Floodplain Manager and Emergency Management Director as part of the flood plain development permit.
5. A separate floodplain development permit will be required for the pad and stockpiles if they are to remain on site after removal of the plant and for any future temporary asphalt batch plants.
6. The applicant shall restore the road to its original condition and maintain the road as necessary. The Engineer will meet the applicant on site to verify the current/baseline condition of the road and determine maintenance needs. Approval of the condition of 560th Avenue by the Story County Engineer will be required before leaving the site.
7. The applicant shall water the gravel pad and the roadway to prevent excess dust as needed.

Motion: Hulstrom

Second: Sherwood

Voting Aye: Cable, Sherwood, Steele, Hulstrom, Murken

Voting Nay: None

Not Voting: None

Absent: Smith, McBride

Vote: (5-0)

COMMENTS

STAFF: Jerry Moore shared with the Planning and Zoning Commission that Planning and Development organized an open house in Fernald to learn about various neighborhood concerns and about 30 citizens participated. Mr. Moore stated comments were received from the citizens verbally and through the submittal of about 20 comment cards ranging from storm water drainage concerns, road issues, construction projects and issues with septic systems. Mr. Moore stated that many of the concerns should be able to be addressed administratively. Mr. Moore stated that Darren Moon, Margaret Jaynes and her staff and Planning staff met today to discuss responses to the various comments received. Mr. Moore stated that it had been communicated to the residents that there would be another meeting in approximately 30-60 days to go over responses. Mr. Moore stated that because this is a work program item that the plan would be brought to the Planning and Zoning Commission before taking it to the Board of Supervisors for consideration and action. Murken stated that she was surprised on the number of people in attendance and that the resident with the most concerns about drainage lives outside of the drainage district. Mr. Moore stated that Darren Moon might have some solutions for that issue.

COMMISSION: None

ADJOURNMENT: 6:21 PM


Approval of Minutes

 
Title and Date