



STORY COUNTY

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

**515-382-7245**

*"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](http://WWW.STORYCOUNTYIOWA.GOV)**

**DATE:** November 1, 2017

Aaron Steele, Chair	2018
Jerry Cable, Vice Chair	2019
Linda Murken	2020
Marvin Smith	2018
Ruth Hulstrom (Arrived at 5:03)	2017
P.J. McBride	2021
Jonathan Sherwood	2020
*Absent	

**CALL TO ORDER:** 5:00 p.m.

**PLACE:** Public Meeting Room  
Administration Building

**ADJOURNMENT:** 7:34 p.m.

**STAFF PRESENT:** Jerry Moore, Director; Amelia Schoeneman Planner; Stephanie Jones, Recording Secretary

**PUBLIC PRESENT:** Ray & Sandra Robinson, Charlene Jarboe, Kurt Friedrich, James Smith, Charlie Kuester, Frank Maly, Judy Maly, Kim Stephens, Dale Jarboe, Katherine Fromm

**APPROVAL OF AGENDA**

**Move Item 6.III Ames Urban Fringe Plan Training to the end.**

**Motion by Cable, Second by Murken to move Item 6.III Ames Urban Fringe Plan Training MCU**

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**APPROVAL OF MINUTES (MCU)**

October 4, 2017

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**PUBLIC COMMENTS:**

None

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**ADDITIONAL ITEMS:****C2C PLAN ANNUAL REVIEW**

Leanne Harter presented the first Annual Review for the Cornerstone to Capstone (C2C) Plan. Ms. Harter noted the C2C Plan was adopted in June 2016 and Implementation Matrix later that year in November.

Ms. Harter outlined the guidance put forth by the Board of Supervisors to the project team when the Annual Review was initiated, including evaluating both the Plan and the Implementation Matrix on the following areas: reviewing goals and major recommendations in the C2C Plan; reviewing the Implementation Matrix and progress towards completing the first year's priorities; and undertaking a general review of trends and necessary amendments.

Ms. Harter went through each C2C Plan Chapter and presented the proposed modifications to priorities and timelines as identified by the Project Team. Commission members commented on the various projects and discussed the importance of having items of an "immediate" priority on the Implementation Matrix remain on respective work programs. Ms. Harter concluded sharing the dates for review by the Story County Conservation Board and Board of Supervisors, noting the next steps would be presented to the Board of Supervisors: possible modifications/amendments to the C2C Plan to revise maps, add relevant demographics including laborshed data, and results of summer 2017 survey; and undertake modifications to the Implementation Plan to remove or note completed items, modify priorities, and add new action items based on goals and strategies in the C2C Plan itself.

**MOTION: Adopt changes to the implementation matrix regarding prioritizations and changes as recommended by staff.**

**Motion: Smith**

**Second: McBride**

**Voting Aye: Murken, Cable, Steele, McBride, Smith, Hulstrom, Sherwood**

**Voting Nay: None**

**Not Voting: None**

**Absent: None**

**Vote: (7-0)**

**REZ08-17 ROBINSON REZONING REQUEST**

Ms. Schoeneman presented the staff report on the Story County Zoning Map Amendment Request from the R-1 Transitional Residential District to the CLI Commercial/Light Industrial District for the 25,910 square-foot (0.59 acre) area located in Section 22 of Richland Township at 19516 Winchester Avenue, Nevada, Iowa containing three separate parcels (Parcel Numbers 07-22-414-105, 07-22-414-145, and 07-22-414-165). The request also included an amendment to the Cornerstone to Capstone Future Land Use Map from the Rural Residential Area to the Commercial/Industrial Area for the approximately 3,250 square-foot parcel in the rezoning request (Parcel #07-22414-165). The subject properties are the location of RR Metal Works Inc., a welding shop that has operated since the late 1970s. The subject properties were

previously zoned commercial in 1958, with the adoption of zoning, until 2002. An Official Zoning Map in 2004 showed the subject properties as zoned residential, but there are no records of a rezoning. The proposed rezoning is consistent with the C2C plan and the established use of the property.

Sherwood asked about the alternatives the commission could take on the application. Ms. Schoeneman went through each of the alternatives. Ray Robinson, the property owner, stated that the zoning was changed without him being made aware and that he would just like the zoning changed back. Murken and Sherwood asked about business hours. Robinson stated that the shop is open 7:00 - 5:30, and he does portable welding as well. Murken asked if there have ever been any complaints from the neighbors and Mr. Robinson stated that he is not aware of any except for once when he was burning railroad ties for heat and the smoke was creating an issue, but that was many years ago. Jerry Moore stated that he is not aware of any formal complaints.

**MOTION: The Story County Planning and Zoning Commission recommends approval of the proposed Story County Zoning Map Amendment from the R-1 Transitional Residential District to the CLI Commercial/Light Industrial District for the subject properties and the Story County C2C Future Land Use Map Amendment from Rural Residential Area to the Commercial-Industrial Area for only Parcel Number 07-22-414-165 as put forth in case REZ08-17 to the Story County Board of Supervisors.**

**Motion: Cable**

**Second: Hulstrom**

**Voting Aye: Smith, Cable, McBride, Sherwood, Steele, Hulstrom, Murken**

**Voting Nay: None**

**Not Voting: None**

**Absent: None**

**Vote: (7-0)**

### **AMES URBAN FRINGE PLAN MAP AMENDMENT**

Jerry Moore gave an overview and stated that Kurt Friedrich, representing Friedrich Land Development LLC and R. Friedrich & Sons Inc., is seeking an amendment to the Ames Urban Fringe Plan from the Priority Transitional Residential to Urban Residential for properties they own south of Cameron School Road and west of George Washington Carver Avenue. The City of Ames is also seeking changes to the Fringe Plan from Priority Transitional Residential and Rural Transitional Residential to Urban Residential for properties on the east side of George Washington Carver Avenue that are identified as North Growth Area within the Land Use Policy Plan. The proposed changes are intended to facilitate future annexation of the area. Major landowners in the requested Ames Urban Fringe Plan Map amendment area, other than Friedrich, include the Borgmeyer Trusts, The Irons LLC, and Ames Golf and Country Club. There are other smaller parcels included in the area. Mr. Moore stated that the City Council was first approached about considering Fringe Plan amendments for the Friedrich properties in the spring of 2016 to allow for the development of single-family homes within the City or the potential to do a lower density rural subdivision development than currently authorized by the Fringe Plan. The City Council requested staff first evaluate sanitary sewer service capacity prior to considering the Fringe Plan amendment request. The City Council reviewed the findings on options and costs for sewer service for this area and further north of the City at its May 9 meeting. The City Council supported a sanitary sewer fix that would serve only the Friedrich property area and allowed Friedrich to propose a Major Amendment to the Land Use Policy

Plan and Fringe Plan for the area to be part of the North Allowable Growth area. All costs associated with development and service of the site by City infrastructure is to be at the developer's expense as defined within the LUPP for the North Allowable Growth Area.

Steele asked what has changed to want to update the Fringe Plan. Mr. Moore stated that there is a strong interest to develop and the applicant would like to annex the property and develop under the City of Ames' standards. Murken asked about the city recommendation to approve without the commercial node. Mr. Moore stated that the city staff had recommended the proposal to be approved without the commercial node. Hulstrom asked about the natural area and Mr. Moore stated about a 1/3 of it would likely be for storm water retention and would be under the review of the city planning staff. Charlie Kuester spoke and stated that the city staff had recommended to not include the commercial node. Mr. Kuester stated the number of rooftops was not currently met to include the commercial node. Mr. Kuester stated that with anticipation of annexation the capacity for sewer and water is there to serve the land on West of GWC and the east side can be served by the sewer services put in 2 years ago. Mr. Kuester stated that the traffic report stated in the county staff report was total traffic increase through 2040. Smith asked about emergency services and Mr. Kuester stated service calls are evaluated and needed levels responded to during budget time. If there is a manpower or equipment issue that is budgeted yearly. High density and commercial typically have more fire calls. Mr. Kuester stated that there are alternatives being looked into for fire station locations throughout the city. Sherwood asked if there is an environmental overlay. Mr. Kuester stated that the natural area will remain as part of the fringe plan amendment and the city can apply protections at the time of rezoning. Smith asked about traffic issues. In the Squaw Valley and Scenic Point developments, there has been a significant traffic increase. Further annexation will increase traffic. Mr. Smith stated that it is discouraging that nothing has been done about the traffic issues. Mr. Kuester stated that a traffic light would go in next year at Bloomington and Hyde. There are also improvements being proposed at Grand and Hyde. Mr. Kuester stated that the traffic study would also include upstream and downstream. Murken stated that she is also concerned about the traffic in the area. Mr. Kuester stated that no development would take place until a traffic study is done and improvements identified and funding in place to pay for improvements. Kurt Friederich spoke and stated that he agrees with the staff report. Mr. Friedrich stated that the City of Ames Planning and Zoning Commission voted unanimously to recommend approval. Mr. Friedrich stated that he is also concerned with traffic issues and that he understands that Story County will have a roll in improvements to be made and determining what the improvements should be made. Mr. Friedrich stated that there is a strong need for a commercial node in the area, but there are no current plans. However, the types of businesses that are needed are Convenience stores, pharmacies, banks and coffee shop services. Mr. Friedrich stated that in addition to the commercial node, 350 more homes are anticipated.

Katherine Fromm stated that she does not object to the annexation. Mr. Moore stated that this is not an annexation request, only a map amendment request. She stated that the increased traffic makes it hard to get out of her driveway. Ms. Fromm stipulated that affordable housing is needed and this type of development will not help the affordable housing crisis in the area.

Jim Smith owns a rental property within the proposed amendment area and stated that increased traffic, property valuation and taxes that continue to rise are issues. Mr. Smith is concerned about when the area is annexed who will pay to hook up to utilities. Mr. Smith is not against development, but he is very concerned about the roads with increased traffic and emergency services response time.

Sherwood asked Mr. Moore to go over the alternatives. Mr. Moore stated that it is a motion for support of a map amendment to the Ames Urban Fringe Plan from the Priority Transitional Residential and Rural Transitional Residential to Urban Residential for properties identified in the staff report.

**MOTION: Approve Ames Urban Fringe Plan Map Amendment in accordance to staff recommendation.**

**Motion: Cable**

**Second: Smith**

**Voting Aye: Steele, Hulstrom, Cable, Smith**

**Voting Nay: Murken, McBride, Sherwood**

**Not Voting: None**

**Absent: None**

**Vote: (4-3)**

**Motion made by Smith to move the Ames Urban Fringe Plan training to the December meeting, Second by McBride. MCU**

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**COMMENTS**

**STAFF:**

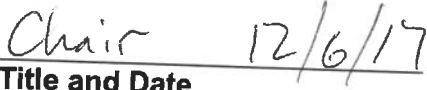
Mr. Moore gave an update about the 3<sup>rd</sup> reading of the Processes Ordinance. On Dec 6, there will be a joint meeting with Board of Supervisors to go over Planning and Development Department work program items.

**COMMISSION:** Sherwood stated that he is not opposed to development, but he thinks the traffic situation is going to continue to get worse. Steele stated that it is very important to focus on agenda items that are in front of us during the meeting only and not discuss items after action has been taken. Cable asked why there is a business use concern by the city. Murken stated that she feels the concern is a land use decision.

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**ADJOURNMENT: 7:34 p.m.**

  
**Approval of Minutes**

  
**Title and Date**