

**STORY COUNTY
PLANNING AND ZONING**
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 6, 2018	Aaron Steele, Chair	2018
	Jerry Cable, Vice Chair	2019
CALL TO ORDER: 4:00 PM	Kathy Mens	2022
	Linda Murken	2020
PLACE: Public Meeting Room	Marvin Smith	2018
Administration Building	PJ McBride	2021
	*Jonathan Sherwood	2020
	*Absent	

STAFF PRESENT: Jerry Moore, Director; Emily Zandt, Planner; Amelia Schoeneman, Planner; Stephanie Jones, Recording Secretary, Ryan Schweitzer, Planning Intern

PUBLIC PRESENT: Grant Weaver, Clint Allen, Chuck Winkleblack, Duane Hasebrock, Roger Hayes, Jason Lemmers

APPROVAL OF AGENDA (MCU)

APPROVAL OF MINUTES (MCU)

May 2, 2018

PUBLIC COMMENTS:

Smith stated that he and Murken attended the B-17 Memorial Site dedication and it was a nice ceremony.

PUBLIC HEARINGS:

Ames Urban Fringe Plan Land Use Framework Map Amendment Located At Timber Creek Acres Plat 1-4

Jerry Moore began by introducing the Planning and Development Intern, Ryan Schweitzer.

Moore gave an overview and stated that the applicant is Story County and has requested an Ames Urban Fringe Plan Land Use Framework Map Amendment from the Agriculture and Farm Service designation to the Rural Residential designation for the 75-acre area approved by the Board of Supervisors as Timber Creek Acres Plat 1-4 and owned by Dickson Dale and Luanne Cae Jensen. Moore stated that at the February 20, 2018 Board of Supervisors meeting, the Board approved the four contiguous Residential Parcel Subdivisions (Timber Creek Acres Plats 1-4) located south of Ames, on the west side of HWY 69 in Section 23 of Washington Township. On a separate motion at the same meeting, the Board directed Story County Planning and Development staff to seek support from Ames and Gilbert City Councils to approve an Ames Urban Fringe Plan map amendment from the Agriculture and Farm Service designation to the Rural Residential designation for these properties.

Smith asked how many additional parcels there would be. Moore stated that there would be four separate parcels in total to accommodate a dwelling on each parcel. Steele stated that this is somewhat unusual to look at a land use plan amendment without anticipating a subdivision after and that basically the commission is being asked to bring the map in conformance with what is already happening. Moore agreed that it is a matter of getting into compliance with current and proposed land use.

MOTION: Approve the AUPF map amendment from the Agriculture and Farm Service designation to the Rural Residential designation.

Motion: Smith

Second: Cable

Voting Aye: Cable, McBride, Steele, Murken, Smith, Mens

Not Voting: None

Absent: Sherwood

Vote: (6-0)

Ames Urban Fringe Plan Land Use Framework Map Amendment Located At 3554 N 500th Avenue And Parcel #05-30-300-305

Moore gave an overview and stated that Chuck Winkleblack, Hunziker Companies is the applicant requesting an Ames Urban Fringe Plan Land Use Framework Map Amendment from the Urban Residential designation to the Rural Residential (south parcel) and Agriculture and Farm Service designation to the Rural Residential designation and Natural Areas designation to the Rural Residential designation (north parcel). Both parcels are contiguous and contain 75 total acres and are owned by Clara N. Whattoff. Martha Jean Nordyke is identified as a property representative. Mr. Winkleblack represents a buyer who is interested in acquiring the two parcels, dividing the parcels and creating four total separate lots on the 75 acres to allow the construction of four future dwellings. The closing on the property is scheduled for June 15, 2018. Moore stated that at the March 13, 2018 Board of Supervisors meeting, the Board approved allowing Mr. Winkleblack to submit an AUPF map amendment for the two contiguous parcels (41.7 acres north and 33.34 acres south) located in Section 30 Franklin Township. There is an existing dwelling constructed in 1900 located on the north parcel. A creek meanders through the south ½ of the parcel. Dense trees align the creek and cover the south ½ of the parcel. The north ½ of the parcel is currently in row crops. Primarily the east ½ of the parcel to the south consists of dense trees. The approximate west ½ of the parcel is currently in row crop production. There are two single family dwellings located to the south of these parcels, two single family dwellings are located on the west side of N 500th Avenue, and a dwelling is located on a farmstead to the north.

Murken asked where the access is. Moore stated it would be off 500th Avenue. Cable asked where this is from the development on the west side. Hunziker stated it is north of the development on the west side. Murken asked for clarification on what the plan is. Moore stated that there would be four new houses and pointed out on the map where each would be located. McBride asked for clarification of where lot three is.

Chuck Winkleblack spoke and stated that the buyer's intent is to protect the natural areas and the long-term plan is for the row crops to go away, but for them to become turf or natural grasses. Winkleblack stated that it is not likely for the City of Ames to develop the area because of cost. Murken asked how many acres are currently in row crop. Winkleblack stated 35-40. Murken asked about the plans for access off of 500th Avenue. Winkleblack stated the intent for lots 1 and 2 would be to have shared access.

MOTION: The Story County Planning and Zoning Commission approves the AUPP map amendment from the Urban Residential designation to the Rural Residential (south parcel) and Agriculture and Farm Service designation to the Rural Residential designation and Natural Areas designation to the Rural Residential designation (north parcel).

Motion: Cable

Second: McBride

Voting Aye: Smith, Cable, Murken, McBride, Mens, Steele

Not Voting: None

Absent: Sherwood

Vote: (6-0)

REZ02-18 Landus Cooperative Rezoning And C2C Future Land Use Map Designation Amendment

Emily Zandt presented the staff report and gave an overview. Zandt stated that Landus Cooperative has acquired 150' to the west and 150' to the south (6.03 gross acres) of its original 14.70 gross acre site in order to relocate a scale seven feet to the south for the new grain processing facility that was approved by the Board of Supervisors on March 20, 2018. Zandt stated that in order to relocate the scale to the south, the applicant is requesting approval of a rezoning from the A-1 Agricultural District to the A-2 Agribusiness District and a Story County Cornerstone to Capstone (C2C) Comprehensive Plan Future Land Use Map Amendment Request from the Agricultural Conservation Area to the Commercial-Industrial Area for the 6.03 gross acre area recently acquired.

Steele asked a question about the relationship and the timing of the rezoning request and the C2C Future Land Use Map Designation. It was concluded that if the rezoning had taken place prior to the Adoption of the Future Land Use Map, the area would have already been designated Commercial-Industrial. Zandt restated that the only area to be modified is the 150' to the west and south. The remainder of the property is already designated Commercial-Industrial.

MOTION: The Story County Planning and Zoning Commission recommends approval of the proposed Story County Zoning Map Amendment from the A-1 Agricultural District to the A-2 Agribusiness District and the Story County C2C Future Land Use Map Amendment from Agricultural Conservation Area to the Commercial-Industrial Area as put forth in case REZ02-18 to the Story County Board of Supervisors.

Motion: Mens

Second: Murken

Voting Aye: Murken, McBride, Cable, Mens, Steele, Smith

Not Voting: None

Absent: Sherwood

Vote: (6-0)

CUP06-18 Manatts, Inc., Construction And Demolition Landfill Site

Amelia Schoeneman presented the staff report and gave an overview. Schoeneman stated that this request is for a conditional use permit to allow a construction and demolition landfill site for existing stockpiles, including recycled asphalt pavement and concrete, for local road projects. Crushing of materials is also proposed to occur. The stockpile area is approximately 4.6 acres (approximately 453-foot-by-443-foot) in size and is located north of the existing access to the Hallett Materials Ames South Pit from South Dayton Place. The stockpiling activity will be intermittent, depending on future construction projects. The use is proposed to cease when the Hallett Materials Ames South Pit extraction use on the site is discontinued in 2035. Planning and Development staff recommends that the Planning and Zoning Commission recommend approval of the conditional use permit with conditions.

Murken pointed out that this is already operational. Schoeneman confirming and stated that there is

similar stockpiling being done on the site related to the extraction use and that these stock piling uses are for extra road materials and so a separate conditional use permit is needed. McBride asked who oversees compliance with conditions. Schoeneman stated that the Planning and Development department keeps track of compliance.

Duane Hassebrock with Manatts spoke on behalf of Manatts and stated that this was an oversight, and did not realize the proper procedure to allow the stockpiling. Murken asked if the conditions cause any problems and Hassebrock stated the conditions do not cause issues.

MOTION: The Story County Planning and Zoning Commission recommends approval of the Conditional Use Permit for the Manatts, Inc., Construction and Demolition Landfill Site as put forth in case CUP0618 and directs staff to place the case on the Board of Adjustment agenda with the following conditions:

1. Only recycled asphalt and concrete materials shall be permitted to be stockpiled on the site.
2. Trees shall be replaced as necessary to maintain screening of use and meet transition standards.
3. A floodplain development permit shall be approved. 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 floodplain development permit.
4. Appropriate on-site dust control measures shall be provided as needed to meet compatibility and environmental protection standards.
5. The use shall cease with the discontinuation of the adjacent extraction use and the site shall be reclaimed as part of the extraction use's reclamation plan.

Motion: Murken

Second: Cable

Voting Aye: Smith, Steele, Mens, Cable, McBride, Murken

Not Voting: None

Absent: Sherwood

Vote: (6-0)

COMMENTS:

STAFF: Moore reminded the commission about the June 18th, 2018 joint meeting with the Story County Board of Supervisors and the Story County Conservation Board at McFarland Park on the watershed assessment. Moore provided updates on items possibly being on the July agenda including, Transportation Impact Analysis and Storm water ordinance amendments, Pleasant Grove Church CUP, and a Vacation request on a road right-of-way. Moore stated that staff has been very busy and that the planning intern has been able to help with reviewing zoning permits, Residential Parcel Subdivision plats and assisting with information requests. It is his goal, before the end of the summer that Ryan will have an understanding of what it is like to be a county planner.

COMMISSION: None

ADJOURNMENT: 5:09 PM



Approval of Minutes

Chair 7/11/18

Title and Date