

**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)**

<b>DATE:</b> March 4, 2020	Marvin Smith, Chair	2023
	Jonathan Sherwood, Vice Chair	2020
<b>CALL TO ORDER:</b> 4:01 PM	Kathy Mens (4:04)	2022
<b>PLACE:</b> Public Meeting Room	PJ McBride	2021
Administration Building	*Doug Moore	2020
	Cheryl Moss	2020
	Gina McAndrews (4:04)	2024
	*Absent	

**STAFF PRESENT:** Jerry Moore, Director; Marcus Amman Planner; Stephanie Jones, Recording Secretary

**PUBLIC PRESENT:** Jennifer Jack, Linda Murken, and Sandra King

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**APPROVAL OF AGENDA Motion by Smith, Second by Moss to move the Public Hearings item before New Business (MCU)**

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**APPROVAL OF MINUTES Motion by Moss, Second by Sherwood (MCU)**  
January 8, 2020

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**PUBLIC COMMENTS:** None

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**PUBLIC HEARINGS**

**CUP01-20 Windstream Broadband Communications Tower**

Marcus Amman presented the staff report and stated that Windstream is proposing to erect a 105 foot communications tower utility pole to provide broadband access to rural customers. The pole will include the installation of a galvanized steel finish utility pole. The pole will be 100 feet, with a 5-foot lightning rod for the total height of 105 feet.

Moss asked why there is a condition. Amman stated that the access and utility easement agreement has not yet been recorded. Mens asked if the grain bins at Landus will interrupt the signal due to the height of bins. Amman stated that based on what Windstream has provided

the tower is for the locations to the North and East of the proposed tower and the applicant would be able to provide additional information.

Jennifer Jacks stated that Windstream is aware of the silos in the area and it was taken into consideration when the location was picked. Jacks stated that the targeted households to serve are being met in the proposed location.

**MOTION: The Story County Planning and Zoning Commission recommends approval of the Conditional Use Permit for the Windstream Broadband Utility Pole as put forth in case CUP01-20, with the following conditions:**

- 1. The written access and utility easement will be recorded with the Story County Recorder prior to the issuance of a zoning permit for the Communications Tower.**
- 2. Preliminary Zoning permit for the Communications Tower will not be issued until Story County Land Development Regulations Chapter 88.08 (4) Parking and Circulation Standards are met for well-defined circulation routes and clearly marked parking spaces acceptable to Planning and Development Staff.**

**Motion: Mens**

**Second: Moss**

**Voting Aye: Mens, Moss, McAndrews, Sherwood, McBride, Smith**

**Voting Nay: None**

**Not Voting: None**

**Absent: Moore**

**Vote: (6-0)**

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## **NEW BUSINESS**

### **Ames Urban Fringe Plan Extension and Interest to work with Jurisdictions to Amend**

Jerry Moore stated that the AUFPP is a land use and development plan between Ames, Gilbert and Story County and provided a summary of this Work Program item. Moore stated that the Board of Supervisors adopted resolution No. 20-64 addressing their support for the Ames Urban Fringe Plan (AUFPP), extending the deadline in the 28E agreement, working with Ames and Gilbert to amend the AUFPP, and a review and discussion schedule involving the Planning and Zoning Commission and the Board of Supervisors. Moore stated that the reason for the Board of Supervisors to consider the process to amend the AUFPP is that it expires July 11, 2021. The City of Ames is currently working on a new 2040 Comprehensive Plan that may include growth plans within the AUFPP area with tentative adoption in late spring 2020, and extending the current AUFPP will allow time for each jurisdiction to work together to amend the AUFPP. Moore stated that based on discussions, Planning and Development staff had with other jurisdiction staff, there is interest in working with the County to extend and discuss future amendments to the AUFPP.

Smith stated he feels there have been several issues over the years where the City of Ames has allowed projects to take place that are planned to be annexed in future, but that issues were created with transportation and no sewer and water services. Smith would like to see sewer and water services provided to areas that are annexed. Smith asked if Nevada has interest in being included in the AUFPP. Moore stated he was unsure, but it's possible.

Linda Murken stated that the 2 miles of what is now in the City of Nevada will be in the AUPF. Smith stated that Nevada and Boone County come to mind for having possible interest in the AUPF.

Moore stated that currently when there is annexation the boundary of the AUPF does not change. Moore stated that the only boundary change he is aware of is the extension to 590<sup>th</sup>. Moore explained the review and discussion schedule to begin the process and further explore the County's consideration of the current AUPF.

Smith asked if other County departments would have an opportunity to provide input before the joint meeting. Moore stated there has not been discussion, but that can be included.

Mens asked about the closures off Hwy 30. Moore stated that everything from 580<sup>th</sup> West to the interchange will be closed.

### **Iowa Center and Shipley Property Owners Needs Assessment Survey**

Moore stated that as part of the 2020 Work Program, Planning and Development staff sent surveys to the property owners in the Iowa Center and Shipley areas to assess their needs. Moore stated that this task is similar to the previous assessment of the needs of the property owners in Fernald. Moore provided a summary of the number of surveys returned and the results, including concerns and comments received from both Iowa Center and Shipley. Moore stated that the survey summary results have been provided to the Story County Engineering/Secondary Roads and Environmental Health Department staff. Planning and Development staff plan to meet with both departments within the next few weeks to go over the survey results and discuss plans for responding to concerns. Sherwood asked what the majority of the issues are in Iowa Center. Moore stated that the main issues involve property clean up, transportation and internet availability. Discussion took place about the lack of internet availability within the County.

Moss stated that the need for safe water should be a priority. Additional discussion took place on internet availability and encouraging companies that there is a need in the area.

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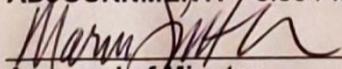
### **COMMENTS**

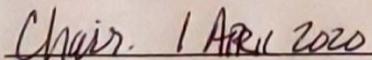
**STAFF:** Moore provided an update on 2020 Census and Citizenserve. Discussion took place about concerns of the public that may not have access to the internet. Anyone without internet access would still be able to come into the office to apply on the departments public computer and assistance will be provided for those that need help using the computer. Moore also provided information about Accessory structure and building code surveys that were sent out recently.

**COMMISSION:** Sherwood felt that the meeting was interesting today.

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**ADJOURNMENT:** 5:36 PM

  
Approval of Minutes

  
Title Date