

## **Minutes - Woodbury County Zoning Commission Meeting July 25, 2011**

The meeting convened on the 25<sup>th</sup> of May, 2011 at 6 PM in the Board of Supervisor's meeting room on the first floor of the Court House, Downtown, Sioux City, Iowa. Present were the following Commission members – Chairman Grady Marx, Mike Knight, Arvin Nelson, and Christine Zellmer Zant. David McWilliams was out of town. Zoning Staff Present: John Pylelo and Peggy Napier. Present from the public were Greg Leonard and Doug Mordhorst.

**The first agenda was approval of June 27<sup>rd</sup>, 2011 Commission Minutes.**

**Ms. Zellmer Zant made a motion to approve the minutes as written.**

**Mr. Knight seconded the motion; motion carried 3-0.**

**The next agenda item was a Public Hearing and Recommendation on Final Platting for the Iowa's Rooster Ridge Addition – A minor subdivision.**

The Woodbury County Office of Planning and Zoning received an application from property owner Iowa's Rooster Ridge L.L.C. for the subdivision of an existing 75.86 acre parcel into two (2) lots. If approved the applicant wishes to sell proposed Lot 2 to the adjacent property owner to the west.

The parcel is zoned AP (Agricultural Preservation). Proposed Lot 1 has an existing wood cabin structure which was re-located upon the parcel in 2006 under permitting issued to Mr. Kelly Pry. The structure's intended use in 2006 was for seasonal recreational use as a hunting cabin. The structural appearance indicates the prior use was as a single family dwelling.

The number of single family dwellings within a quarter-quarter section (40 acres) does not require re-zoning at this time. No portion of the existing parcel is located within an existing or proposed flood hazard designation or a drainage district. Adjacent and nearby zoning designations consist of: AP (Agricultural Preservation).

The existing parcel does not lie within any drainage district or within any current or proposed flood hazard area. A minor portion of 155<sup>th</sup> St. roadway right-of-way abuts proposed Lot 2 requiring the recording of a Paving Agreement meeting county paving policy.

The twelve (12) property owners within 1000' of the proposed subdivision were notified by letter of the public hearing. As of June 21, 2011 no nearby property owners had contacted the Planning and Zoning Office.

Notices were also sent to each of the following Agencies or Institutions with responses noted.

County Engineer: No Response Received

DNR: No Response Received

Comserve Telephone: No Response Received

Woodbury County REC: No Response Received

Siouxland District Health Department: No Response Received

County Assessor: No Response Received

County Emergency Services: No Response Received

County Real Estate Department: Subdivision name is available for use

Board of Supervisors: No Response Received

Iowa Department of Transportation: No Response Received

United Bank of Iowa: No Response Received

Susan Fitch-Correctionville Town Clerk: Currently undecided

As of July 21, 2011 no nearby property owners had contacted the Planning and Zoning Office. We enclose final platting, topographical platting, parcel information and on-site pictures recently taken.

Staff Recommendation: Subject to public hearing testimony staff recommends a Zoning Commission approval recommendation to the Supervisors conditioned upon:

1. The recording of a Paving Agreement.
2. Approval of final platting by the Town of Correctionville or, in the alternative, the waiver of the town's right to extra-territorial review.

**Your Commission is asked to hold a public hearing and provide a recommendation for final plat approval to the Board of Supervisors.**

There were no questions or comments from the public.

**Mr. Knight made a motion to close the public hearing. Ms. Zellmer Zant seconded the motion; carried 3-0.**

Discussion:

After a very short discussion the commission went to a vote.

**Mr. Nelson made a motion to recommend approval for Final Platting for Iowa's Rooster Ridge Addition subject to the following two (2) conditions:**

- 1. The recording of a Paving Agreement.**
- 2. Approval of final platting by the Town of Correctionville or, in the alternative, the waiver of the town's right to extra-territorial review.**

**Mr. Knight seconded the motion; motion carried 3-0.**

**The third agenda item was any citizen wanting to be heard.**

Planning and Zoning staff Peggy Napier announced mileage had been raised from .51/mile to 55.5/mile and would be reflected in the pay for this meeting.

Ms. Zellmer Zant asked the order of presentation of packet materials be changed to more accurately reflect the order followed in the meeting.

Mr. Marx entered a formal complaint from himself and neighbors stating proper foliage had not been planted as promised around the new water tower and weeds had overgrown the nearby fence, ditch, and driveway to the tower. Mr. Pylelo agreed he would present the complaint to Weed Commissioner KirbyWeber and the city.

**Mr. Knight made a motion to adjourn. Ms. Zellmer Zant seconded the motion; motion carried 3-0.**

Meeting adjourned at 6:30 PM. Next meeting will be on August 22th at 6 PM.

