

## **Minutes - Woodbury County Zoning Commission Meeting September 23, 2013**

The meeting convened on the 23<sup>rd</sup> of September, 2013 at 6:10 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 – Vice-Chairperson Christine Zellmer Zant, Tom Bride, Mike Knight and David McWilliams. Zoning Staff Present: John Pylelo and Peggy Napier. From the public were Craig Beedle, James and Cassie Yoomis, and Greg Trucke.

**The first agenda item was approval of Commission Minutes from meeting of August 26, 2013.**

**Mr. McWilliams made a motion to accept the minutes as read. Mr. Knight seconded the motion; motion carried 4-0.**

**The Next agenda item is a public hearing and recommendation for final platting for the Trucke Acres Addition – A Minor Subdivision; GIS Parcel #884632100007.**

Greg P. Trucke and Karen S Trucke have filed final platting to subdivide 12.34 acres into 2 lots. The northern lot will be sold for potential residential development. The applicant intends to retain the southern lot which acts as a buffer to their primary residence. He intends to sell the northern lot.

The parent parcel lies in rural Woodbury County approximately 4,500 miles southwest of the town of Bronson on the east side of Old Hwy 141 in the SW ¼ of the NW ¼ of Section 32 of Floyd Township. On September 10, 2013 the Bronson Town Council waived the town's right to formal review of the subdivision.

The parent parcel is zoned AE (Agricultural Estates); not within a special flood hazard area and is serviced by a drive addressed 1927 Old Hwy 141.

The existing zoning district designation permits the full development of the proposed subdivision without re-zoning. Average CSR value on the 12 acre parent parcel is not available.

The fourteen (14) property owners within 1000' of the proposed subdivision were notified by letter of the public hearing. Notices were also sent to each of the following Agencies or Institutions with comment requested.

Western Iowa Telephone: No Response Received

Woodbury County REC: No Response Received

NRCS: No Response received

County Engineer: Response received

To: John Pylelo, Woodbury County Planning and Zoning Administrator  
From: Mark J. Nahra, County Engineer  
Date: September 23, 2013  
Subject: Trucke Acres Addition

The Secondary Road Department has reviewed the final plat for the above referenced subdivision forwarded with your memo dated September 5, 2013.

I am offering the following comments for your consideration.

- We checked the closure on the plat and found it in compliance with the requirements for the full subdivision of 1 in 10,000 and 1 in 5,000 for each lot as required by Section 355.8 of the Code of Iowa.
- I reviewed the existing driveways serving the lots. The existing driveways have adequate sight distance and each lot is served by at least one entrance. If at some future date any additional entrances are needed, the secondary road department should be contacted for a permit.
- I have no other concerns or issues with this subdivision.

If there are any more questions or issues that arise later, please contact this office.

DNR: 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: No Response Received

Board of Supervisors: No Response Received

Woodbury County Soil Conservation Service: No response Received

Valley Bank and Trust: No Response Received

**Staff Recommendation:** Subject to public hearing testimony the Office of Planning and Zoning makes the following staff recommendations:

That minor additions or corrections be made to the final platting as a condition of any approval recommendation including:

- i. Labeling of the name of the "Old Hwy 141" ROW on the plat.
- ii. Show ROW on Vicinity Map and closest intersecting roadways.
- iii. Show existing and proposed driveway locations on platting. It is noted there is a reference to a curb cut in proposed Lot 1.
- iv. Correction of typo in notes of the word "LISTED".
- v. Addition be made on the plat's certification page showing the town of Bronson's waiver of the town's right of extraterritorial plat review.

These five (5) issues have already been addressed.

For your review find attached:

- Location and parcel information
- Final platting
- Topographical platting
- Onsite photography will be provided the night of the meeting

**Your Commission is asked to hold a public hearing on this application making a recommendation on final plat approval to the Board of Supervisors.**

No comments from applicant or commission.

**Mr. McWilliams made a motion to close the public hearing. Mr. Bride seconded the motion; motion carried 4-0.**

Discussion:

Zoning Director Pylelo has copy of attachment from Bronson relinquishing extraterritorial rights that will be attached upon signing.

**Commissioner McWilliams made a motion to approve the Trucke Acres subdivision.**

**Mr. Knight seconded the motion; motion carried 4-0.**

**The next agenda item is a public hearing any citizen wishing to be heard.**

The Planning and Zoning office is unaware of any person intending to be present to be heard on any other issue or matter.

**Mr. McWilliams made a motion to adjourn. Mr. Knight seconded the motion; motion carried 4-0.**

Meeting adjourned at 6:40 PM. Next meeting is scheduled for 6 PM, October 28, 2013.