

# Minutes - Woodbury County Zoning Commission Meeting March 25, 2019

The Zoning Commission (ZC) meeting convened on the 25th of March 2019 at 6:00 p.m. in the Board of Supervisors' Meeting Room Number 104 in the County Courthouse, 620 Douglas Street, Sioux City, Iowa.

ZC Members Present: Chris Zellmer Zant, Barb Parker, Tom Bride, Shawn Steck, Bruce Garbe  
Staff Present: Dan Priestley, Dawn Norton  
Public Present: Denis Stubbs

Zellmer Zant called the meeting to order at 6:00 p.m.

No citizens present for non-agenda items.

Streck motioned to approve minutes from the February 25, 2019 meeting. Parker second; motion carried 5-0.

Stubbs Addition minor subdivision proposal was discussed. Denis and Jaine Stubbs request to subdivide 2.98 acres of parcel #8845 04 100 002 for future sale. The property is located within a 2-mile radius of the town of Merville. City Council has no objections to subdivision. 15 adjacent property owners were notified, legal notification was printed in the Sioux City Journal, and relevant stakeholders were notified. No comments have been received from adjacent owners. WC Engineer states plan lot complies with driving sight distance. The property is in AE zoning district and meets dimensional standards.

Bride noted the comment letter received from Nahra states this is a CUP, Priestley will follow up.

Parker motioned to approve the subdivision application and forward to Board of Supervisors; Garbe seconded. Carried 5-0.

No citizens wishing to be heard.

Garbe suggested combining multiple subdivision requests into one meeting. Priestley explained the entire process is approximately 3 months. Applicants usually don't want to postpone approve time.

Priestley updated commissioners on flooding issues. Assessments are currently being done in Hornick. Garbe asked for permit fees to be waived for rebuilds. Bride asked if new builds will be allowed if elevated, Priestley stated it depends on the Flood Zone and the BFE, explained LOMA process.

Motion to adjourn by Parker; seconded by Bride. Carried 5-0. Meeting adjourned 6:30 p.m.