

Minutes - Woodbury County Zoning Commission Public Hearing

July 27, 2020

The Zoning Commission (ZC) conducted a public hearing for input about the A & B Addition Minor Subdivision proposal via teleconference due to the social distancing recommendations as a result of the COVID-19 virus.

ZC Members Present (Telephone): Chris Zellmer Zant, Barb Parker, & Tom Bride
County Staff Present (Sixth Floor): Dan Priestley & Andy Pietz
Public Present (Telephone): Alan Fagan, Leah Brouillette, & Justin Wright

Chairperson Zellmer Zant opened the hearing at 6:00 PM.

Priestley noted that this is a public hearing for the proposed A & B Addition Minor Subdivision proposal.

Jeffrey L Brouillette & Leah B. Brouillette, owners of Parcels #874733252004 and #874733251020, in T87N, R47W (Liberty Township), Section 33 in the Hall's Beach Addition as parts of Lot 11, 14, and the driveway abutting Lots 2 to 10, addressed at 101 Halls Beach, Salix, IA 51052 requests for the Woodbury County Zoning Commission to review and the Board of Supervisors to approve the proposed A & B Addition, a one (1) lot minor subdivision proposal encompassing 1.08 acres. All the proposed Lot 1 has been removed from the Special Flood Hazard Area in LOMA Case #15-07-2262A. Both parcels are located in the Suburban Residential (SR) Zoning District. This property is less than two (2) miles from the incorporated area of Salix and requires extraterritorial review under Iowa Code, Section 359.9. On July 8, 2020, the City of Salix City Council approved the A & B Addition Minor Subdivision plat. The proposal was published in the Sioux City Journal Legals section on July 13, 2020. The 32 property owners within 1000' were notified via letter. Four verbal inquiries were received, two of which after the printing of the packet. The two subsequent inquiries pertained to the potential impact the split parcel would have on the neighborhood property taxes. The stakeholder agencies were contacted and provided comment. Based on the findings, staff recommends that the Zoning Commission recommend approval to the Board of Supervisors.

Zellmer Zant asked if any members of the public wish to comment.

Priestley recommended that a roll call be conducted to determine who is present. Those present included Chris Zellmer Zant, Tom Bride, Barb Parker, Justin Wright, Alan Fagan, Leah Brouillette.

Zellmer Zant inquired if there were any others present. Priestley read out the names and inquired if any names were missed. No response was heard.

Zellmer Zant inquired if there was anyone from the public who would like to ask questions about the proposal. Zellmer Zant also inquired if any of the commissioners had questions.

The public hearing was closed by roll call with at 3-0 vote at 6:10 PM.

A special public meeting will be conducted on Wednesday, July 29 at 9:00 AM via teleconference. The phone number is 712-454-1133 and the Conference ID is 437 389 034#