



WOODBURY COUNTY ZONING COMMISSION

Monday, November 22, 2021 at 6:00 PM

The Zoning Commission will hold a public meeting on **Monday, November 22, 2021 at 6:00 PM** in the 1st Floor Board of Supervisor's Meeting Room, Woodbury County Courthouse, 620 Douglas Street, Sioux City, IA. Please use the 7th St. entrance. Public access to the conversation of the meeting will also be made available during the meeting by telephone. Persons wanting to participate in the public hearing may attend in person or call: **(712) 454-1133** and enter the **Conference ID: 516 721 135#** during the meeting to listen or comment.

AGENDA

1	CALL TO ORDER
2	ROLL CALL
3	PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA
4	APPROVAL OF MINUTES: September 27, 2021
5	ITEM(S) OF BUSINESS
»	<p>PUBLIC HEARING: HOMESTEAD 1867 ADDITION MINOR SUBDIVISION PROPOSAL John Weaver and Brian Weaver have filed an application for a six-lot agricultural minor subdivision on the property including Parcels 884405200003, 884405200004, & 884405200001. The purpose is to divide the farm ground among the family and to establish separate parcels for the two farmhouses that are presently located on the same parcel. The parcels are located in both the NW ¼ NE ¼ and the SW ¼ NE ¼ of Section 5, T88N R44W (Wolf Creek Township), Agricultural Preservation (AP) Zoning District. Portions of the property are located in the Special Flood Hazard Area (floodplain).</p>
»	<p>PUBLIC HEARING: WHISKEY CREEK 170th ADDITION MINOR SUBDIVISION PROPOSAL Brenton Feuchtenberger has filed an application for a two-lot minor subdivision on the property identified as Parcel #884702400006. The purpose is to divide the parcel into two lots for the eventual sale of the lots. The parcel is located in the SE ¼ of the SE ¼ of Section 2, T88N R47W (Woodbury Township), Agricultural Estates (AE) Zoning District. The property is not located in the Special Flood Hazard Area (floodplain). The property is located within 2-miles of Sioux City and requires extraterritorial review to be completed by the City of Sioux City.</p>
»	<p>REVIEW: CONDITIONAL USE PERMIT (RESIDENTIAL SOLAR PANELS) Dean A. Kruse has filed a conditional use permit application to request for the installation and use of solar panels on the roof of his single-family dwelling on the property identified as Parcel #864303300004. The parcel is located in the NW ¼ of the NE ¼ of Section 2, T89N R46W (Concord Township), Agricultural Preservation (AP) Zoning District. The property is not located in the Special Flood Hazard Area (floodplain).</p>
»	DISCUSSION/ACTION: PROPOSED RULES OF PROCEDURE FOR THE WOODBURY COUNTY PLANNING AND ZONING COMMISSION
»	DISCUSSION/ACTION: PROPOSED ZONING ORDINANCE AMENDMENT Planning and Zoning Commission and Board of Adjustment (Sections 2.01.4 & 5).
»	DISCUSSION: SOLAR ENERGY
6	PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA
7	COMMISSIONER COMMENT OR INQUIRY
8	ADJOURN