

Minutes - Woodbury County Zoning Commission Meeting – Special Meeting – June 1, 2022

The Zoning Commission (ZC) meeting convened on the 1st of June at 6:00 PM for a Special Meeting in the first-floor boardroom in the Woodbury County Courthouse. The meeting was also made available via teleconference.

ZC Members Present: Tom Bride, Corey Meister, Jeff O’Tool, Barb Parker
County Staff Present: Dan Priestley, Dawn Norton
Public Present: Mark Williams, Dan Kriener

Call to Order

Vice-Chair Tom Bride formally called the meeting to order at 6:00 PM.

Public Comment on Matters Not on the Agenda

None.

Public Hearing: Williams Third Strike, Second Addition Minor Subdivision Proposal

Priestley read the preliminary report and staff recommendation into the record. Mark E. Williams & Lori A. Williams have filed for a one-lot minor subdivision on the property identified as Parcel #894603400006 and located in Section 3, SE ¼ of the SW ¼ & SW ¼ of the SE ¼ of T89N R46W (Concord Township). The property is located in the Agricultural Preservation (AP) Zoning District and is not located in the floodplain. The property address is 1741 110th St., Sioux City, IA 51106. The purpose of this proposal is to split the house from the parcel and retain the remaining portion of the property for agricultural uses as allowed under the agricultural exemption. The proposal has been properly noticed in the Sioux City Journal Legals Section on May 27, 2022. The neighbors within 1000 FT have been duly notified via a May 24, 2022 letter about the June 1, 2022 Zoning Commission Special Public Hearing. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. The Woodbury County Engineer found the proposal in compliance with Iowa Code closure requirements and found that the lots have adequate access. Extraterritorial review, as required by Iowa Code 354.9, was not required as this property is further than two (2) miles from an incorporated jurisdiction. The proposed lot contains the well and the property owner is presently working with Siouxland District Health on identifying a compliant location for a new septic system relative to the new property line and an existing powerline easement held by NIPCO. Chad Barthman, with NIPCO has signed a document prepared by Siouxland District Health that would allow for a new septic tank and leach field to be installed within the powerline easement with the conditions that the location be marked. Kriener stated the new septic system will be located approximately in a similar location as it is now keeping in mind the required setbacks from the property line. Commissioner Bride inquired about the terms of the easement as it relates to access and maintenance. Priestley indicated that NIPCO is allowing for the septic system to be placed within the easement area as long as it is clearly marked. The preference is to be 16 feet east or more from the powerlines. The natural topography of the septic location would likely prevent vehicles from impacting the septic system. Kriener indicated that the easement is from 1953 and is covers over 40 acres and is not determined by a specific distance. Priestley presented the Commissioners with an updated version of the final plat that included the surveyor’s signature line as well as a minor revision to the attorney’s title opinion. Staff recommends approval of this proposal. Motion to close public hearing: Parker. Second: Meister. Motion approved 4-0. Motion to recommend approval of the Williams Third Strike, Second Addition, Minor Subdivision to the Board of Supervisors: O’Tool. Second: Parker. Motion approved 4-0.

Public Comment on Matters Not on the Agenda

None.

Commissioner Comment or Inquiry

None.

Staff Update

Priestley informed Commissioners there will be a regular meeting June 27, 2022.

Adjourn

The meeting adjourned at 6:20 PM.