



WOODBURY COUNTY BOARD OF ADJUSTMENT

Monday, July 3, 2023 at 6:00 PM

The Woodbury County Board of Adjustment will hold a public meeting on **Monday, July 3, 2023 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 meeting may attend in person or call: **(712) 454-1133** and enter the **Conference ID: 511 060 530#** during the meeting to listen or comment. It is recommended to attend in person as there is the possibility for technical difficulties with phone and computer systems.

AGENDA

1	CALL TO ORDER
2	ROLL CALL
3	PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA
4	APPROVAL OF MINUTES: June 5, 2023 Minutes
5	ITEM(S) OF BUSINESS
»	PUBLIC HEARING: VARIANCE APPLICATION TO BUILD TWO ADDITIONS ONTO LEGAL NON-CONFORMING SINGLE-FAMILY DWELLING WHICH IS LOCATED WITHIN THE 100 FT FRONT YARD SETBACK (AP ZONING DISTRICT) ON PARCEL #864508400005; 2979 GRUNDY AVE., HORNICK, IA 51026 Don M. Doll and Carole S. Doll have filed a variance application with the request to add two additions onto their legal non-conforming single-family dwelling which is located within the 100 FT front yard setback as required in the Agricultural Preservation (AP) Zoning District. The proposal is to build the Phase 1 addition to expand the existing dining room which would required the addition to be about 62 FT from the front property line and the Phase 2 addition to add bedrooms which would required the addition to be about 60 FT from the front property line. Both requests are further from the front property line than the front edge of the existing deck which is about 46 FT from the front property line. The property owners have filed this variance to request relief from the front yard setback requirements of the AP Zoning District. The property is designated as Parcel #864508400005 and is located in the SE ¼ of the SE ¼ of T86N R45 (Willow Township), Section 8. The property is located about 2.6 miles north of Hornick. The property address is 2979 Grundy Ave., Hornick, IA 51026-8009.
»	INFORMATION / DISCUSSION: POSSIBLE CHANGES TO MEETING TIME AND LOCATION FOR THE WOODBURY COUNTY BOARD OF ADJUSTMENT AS REFERENCED IN THE RULES OF PROCEDURE

»	<p>INFORMATION / DISCUSSION: PROPOSED ZONING ORDINANCE TEXT AMENDMENT CONCERNING TEMPORARY HEAVY CONSTRUCTION SERVICES.</p> <p>SUMMARY OF PROPOSED ZONING ORDINANCE TEXT AMENDMENTS: AN ORDINANCE AMENDING THE TEXT OF THE WOODBURY COUNTY ZONING ORDINANCE TO AMEND PORTIONS OF SECTION 3.03.4 ENTITLED: LAND USE SUMMARY TABLE OF ALLOWED USES IN EACH ZONING DISTRICT. THE PROPOSAL IS TO REPEAL THE “PROHIBITED USES” FOR “AGGREGATE CRUSH & SCREEN (TEMPORARY),” “ASPHALT MIXING (TEMPORARY),” AND “CONCRETE MIXING (TEMPORARY),” IN THE GENERAL COMMERCIAL (GC) ZONING DISTRICT AND THE HIGHWAY COMMERCIAL (HC) ZONING DISTRICT AND REPLACE WITH “CONDITIONAL USES” FOR “AGGREGATE CRUSH & SCREEN (TEMPORARY),” “ASPHALT MIXING (TEMPORARY),” AND “CONCRETE MIXING (TEMPORARY),” IN BOTH THE GC AND HC ZONING DISTRICTS.</p>
»	<p>INFORMATION / DISCUSSION: UPDATE ON ZONING COMMISSION MAY 22, 2023 RECOMMENDATION FOR SOLAR ENERGY SYSTEMS AMENDMENTS PROPOSAL TO WOODBURY COUNTY ZONING ORDINANCE.</p> <p>SUMMARY OF PROPOSED ZONING ORDINANCE TEXT AMENDMENTS: AN ORDINANCE AMENDING THE TEXT OF THE WOODBURY COUNTY ZONING ORDINANCE TO AMEND PORTIONS OF: THE TABLE OF CONTENTS; SECTION 3.03.4 ENTITLED: LAND USE SUMMARY TABLE OF ALLOWED USES IN EACH ZONING DISTRICT; PORTIONS OF: SECTION 6.02 ENTITLED DEFINITIONS; AND THE RENUMBERING OF DEFINITIONS AND PAGE NUMBERS. THE PROPOSAL IS TO ADD SOLAR ENERGY SYSTEMS (PRIVATE USE) AS ACCESSORY USES IN EACH ZONING DISTRICT AND TO ADD SOLAR ENERGY SYSTEMS (UTILITY SCALE) AS A CONDITIONAL USE IN THE AGRICULTURAL PRESERVATION ZONING DISTRICT AND THE GENERAL INDUSTRIAL ZONING DISTRICT.</p>
6	<p>PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA</p>
7	<p>BOARD MEMBER COMMENT OR INQUIRY</p>
8	<p>STAFF UPDATE</p>
9	<p>ADJOURN</p>