



WOODBURY COUNTY ZONING COMMISSION

SPECIAL MEETING AT MOVILLE AREA COMMUNITY CENTER 815 Main Street, Merville, IA 51039

Monday, September 11, 2023 at 5:00 PM

The Zoning Commission will hold a special public meeting on **Monday, September 11, 2023 at 5:00 PM** at the **Merville Area Community Center at 815 Main Street, Merville, IA 51039**. 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 and public hearings on the agenda may attend in person or call: **(712) 454-1133** and enter the **Conference ID: 518 109 27#** 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: July 24, 2023
5	ITEM(S) OF ACTION / BUSINESS
»	FORMAL APPROVAL OF "ZONING COMMISSION RULES OF PROCEDURE" – At the July 24, 2023 meeting of the Zoning Commission, the rules of procedure were approved and sent to the Board of Supervisors who formally voted to approve the rules on August 8, 2023. This agenda item is for the Zoning Commission to formally adopt the rules and authorize the chair to sign the Rules of Procedure.
»	PUBLIC HEARING: PROPOSED JANET HECK SUBDIVISION (Parcel #874724300005) - a one-lot minor subdivision in a 4.0-acre portion of Section 24, T87N R47W (Liberty Township) in the SE ¼ of the SW ¼ on Parcel #874724300005. The property is approximately 1.3 miles northeast of Salix. The property is located in the Agricultural Preservation (AP) Zoning District and in the Special Flood Hazard Area (SFHA) – Zone A. Owner(s): Janet K. Heck, Kevin Heck (Executor), 1739 260 th St., Salix, IA 51052.
»	PUBLIC HEARING: PROPOSED ZONING ORDINANCE MAP AMENDMENT (REZONE) (PARCEL #884506200006) - Proposal to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District for 18.526-acres located on Lot Two (2), <i>Boyle's Addition</i> , Woodbury County, Iowa, Section 6, T88N R45W (Merville Township) in the County of Woodbury and State of Iowa. The property is known as GIS Parcel #884506200006 and is described as: Lot Two (2), Boyle's Addition, Woodbury County, Iowa. Owner(s)/Applicant(s): Richard F. Luze and Kimberly K. Luze, 2480 Hwy 20, Lawton, IA 51030.
»	PUBLIC HEARING: SOLAR ENERGY - UTILITY-SCALE SOLAR SYSTEMS – CONSIDERATION OF SOLAR ORDINANCES FOR RECOMMENDATION(S) TO THE BOARD OF SUPERVISORS - SUMMARY OF PROPOSED ZONING ORDINANCE TEXT AMENDMENTS: AN ORDINANCE AMENDING THE TEXT OF THE WOODBURY COUNTY ZONING ORDINANCE TO AMEND PORTIONS OF: THE <i>TABLE OF CONTENTS</i> ; SECTION 3.03.4 ENTITLED: <i>LAND USE SUMMARY TABLE OF ALLOWED USES IN EACH ZONING DISTRICT</i> ; PORTIONS OF: SECTION 6.02 ENTITLED <i>DEFINITIONS</i> ; AND THE RENUMBERING OF DEFINITIONS AND PAGE NUMBERS. THE PROPOSAL IS TO ADD SOLAR ENERGY SYSTEMS (UTILITY SCALE) AS A CONDITIONAL USE IN THE AGRICULTURAL PRESERVATION ZONING DISTRICT AND ADD A NEW SECTION TO THE ZONING ORDINANCE TO REGULATE SOLAR ENERGY SYSTEMS, UTILITY-SCALE SOLAR ENERGY SYSTEMS, AGRISOLAR, AGRIVOLTAICS, AND COMMUNITY SOLAR SYSTEMS.
6	PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA
7	COMMISSIONER COMMENT OR INQUIRY
8	STAFF UPDATE
9	ADJOURN