

Minutes - Woodbury County Zoning Commission Meeting February 28, 2005

The meeting convened on the 28th of February, 2005 at 7:10PM in the Board of Supervisors Meeting Room in the Court House, Sioux City, Iowa. Present were the following Commission members – Don Groves serving as Chairperson, Larry Tobin and Grady Marx; absent Dwight Rorholm and Arvin Nelson; Zoning Staff: John Pylelo and Peggy Napier; Dan Kriener from the public was in attendance. The Chairman informed those present the meeting was being audio taped.

The first agenda item was approval of the previous meetings minutes of February 16, 2005.

Minutes of the February 16, 2005 Zoning Commission meeting were approved on motion made by Mr. Tobin; seconded by Mr. Marx; motion carried.

The next Agenda item was a Consideration of the Final Plats for the J.P. Haddock Addition Subdivision (Parcel # 740970):

This was consideration of the Final Plats for the J.P. Haddock Addition Subdivision submitted by Mr. Jon Haddock. The property is located in the SW1/4, SW1/4, of Section 14 West Fork Township approximately 1 mile east of Climbing Hill abutting the east side of Humboldt Avenue which is a gravel road. A paving agreement will be required.

Mr. Ron Hanks of 2480 Humboldt Avenue is the tenant of the single family dwelling located on Lot 2 and has a purchase offer pending on the 2.639 acre proposed Lot 2. The remaining property is proposed Lot 1 and is listed for sale along with adjacent property. It is the intent of Mr. Haddock that Lot 1, consisting of 33.587 acres, will remain in agricultural production. The property is zoned AG (Agricultural) with an average CSR of 43.3.

The final plats were reviewed by the Zoning Commission. Mr. Haddock is to advise in writing to Lawrence W. and Dorothy C. Means and to Ron Hanks of the exact location of south property line of Lot 2.

Mr. Marx made a motion to recommend to the BOS they approve the final plats of the J.P. Haddock Addition Subdivision subject to a Paving Agreement being prepared, executed and properly recorded; and Mr. Haddock's written disclosure to Mr. Mead and Mr. Hanks of said south property line location; seconded by Mr. Tobin; carried.

The next agenda item consisted of a presentation by Riley Simpson of his intended process as consultant for the current county development plan.

Mr. Simpson outlined a series of town hall meetings in various parts of the county to solicit input from the public regarding the future of the county. There will be four (4) town meetings;

- In Sgt. Bluff to accommodate Sioux City/Sgt. Bluff and surrounding area
- In Correctionville to accommodate Correctionville/Danbury and surrounding area
- In Merville to accommodate Merville/Lawton/Bronson and surrounding area
- In Sloan to accommodate Sloan/Salix/Climbing Hill and surrounding area.

Information about the meetings will be posted and publicized in a variety of venues.

Mr. Simpson stated that he intends to treat the Loess Hills issue with “delicacy and respect” with a focus on the nature of the soil, avoiding erosion, and preservation while maintaining an interest in the needs of the Loess Hills land owners.

Also discussed were drafts and plans that will be submitted to the Zoning Commission for approval and discussion, ordinance updates and language, and the zoning map.

Mr. Tobin made a motion to adjourn; seconded by Mr. Marx; motion carried.

Meeting adjourned 8:00 PM