

Minutes - Woodbury County Zoning Commission Meeting January 15, 2008

The meeting convened on the 15th of January, 2008 at 6 PM in the Board of Supervisor's meeting room on the first floor of the Court House, Downtown, Sioux City, Iowa. Present were the following Commission members – Grady Marx, Dwight Rorholm, Arvin Nelson and David McWilliams; excused absence Christine Zellmer Zant. Zoning Staff Present: Mr. John Pylelo Director of Planning and Zoning for Woodbury County and Peggy Napier.

The first agenda item was election of 2008 Chairperson and Vice-Chairperson.

Mr. Rorholm made a motion to table the election of Officers until all members of the Commission were present; Mr. McWilliams seconded the motion. Motion carried 3-0.

The second agenda item was election of SIMPCO Representative for 2008.

Mr. McWilliams made a motion to table election of SIMPCO Representative for 2008 until all members of the Commission were present; Mr. Rorholm seconded the motion; motion carried 3-0.

Mr. Rorholm made a motion Mr. Marx continue the meeting until new officers are elected. Mr. McWilliams seconded the motion; motion carried 3-0.

The third agenda item was approval of December 17, 2007 Commission Minutes.

Discussion:

Mr. McWilliams suggested a change in the first point under the fourth paragraph on page 2 of the December 17th minutes. After a short discussion it was decided there should be a period after "Lot 6-D" to end the first sentence. The second sentence should be exactly as it reads on the final plat;

"Ingress/egress and utilities for Lot 6-D shall be provided either by an easement over and across Lot 5, Harrison's Subdivision or by other reasonable means of legal access."

Mr. McWilliams made a motion to recommend approval of the minutes subject to said changes; Mr. Marx abstained noting he was not at the previous meeting. Motion was seconded by Mr. Rorholm; motion carried 3-0

The fourth agenda item was any Citizen wishing to be heard before the Commission.
There were no citizens present wishing to be heard.

The fifth agenda item was the Work Session Re: Woodbury County Zoning/Subdivision Ordinances and Zoning District Mapping.

Mr. Simpson gave Mr. Pylelo the floor to address a handout regarding Subdivision issues.

Questions:

1. *Does The ZC wish to recommend to allow parcels of record pre subdivision ordinances (Jan 1971) to continue to be split one time only without subdivision ordinances/procedures being applied?*

Commission decided to keep it in but modify language to include old language. They were satisfied with Article 2: General Procedures: Sec. 2:01 – Classification of plats A-B

2. *Does the ZC wish to continue to allow subdivision lots to be split one time only without subdivision ordinances/procedures being applied?*

Decision has traditionally been made by Mr. Pylelo.

Mr. Rorholm disagreed with process saying it “...changes the whole character of a subdivision.” The Commission discussed covenants and how they would prohibit future lot splits in subdivisions.

Mr. Marx called for a 5 minute recess at 7:15 PM. The meeting reconvened at 7:20 PM.

Mr. Simpson called the commission’s attention to the “Definitions” section that had been added on page 74. Simpson and the commission proofed the section.

On the issue of “Conservation Development” Mr. Pylelo discussed the buffer zone around Brown’s Lake and how the new plan will continue to protect the lake area. Pylelo and Simpson agreed to study the issue in greater depth and get back to the Commission.

A discussion ensued regarding “Lot,” “Outlot,” “Flag Lot”; their definition and uses.

The question regarded how they should be defined; as “Outlots” or called an addition “Lot” in the subdivision; should they be marked as “buildable” or “unbuildable.”

Mr. Marx thought the Commission was being too restrictive.

Mr. Rorholm suggested there be a standard or caveat to eliminate the possibility of any further splits.

Mr. Pylelo said this was obviously something that would need to be evaluated by County Engineer Dick Storm. The developer should discuss the possibilities of the Outlot with him before he decides to subdivide.

It was decided this will require further discussion.

A discussion ensued regarding “Adult Entertainment,” its placement, separation distances from schools, churches, residences, parks, recreation areas, etc., signage setbacks, and other issues.

Mr. Simpson commented they could not unreasonably limit the area in which one could establish a business.

The Commission decided to get advice from the Board of Supervisors and the County Attorney before making any decisions regarding Adult Entertainment.

Mr. McWilliams made a motion to adjourn; seconded by Mr. Rorholm; motion carried 3-0.

Meeting adjourned 9:06 PM. Next meeting January 29, 2008, 6:00 PM