

Minutes - Woodbury County Board of Adjustment Meeting June 4th, 2012

The meeting convened on the 4th of June, 2012 at 6 PM in the Board of Supervisors Meeting Room in the Court House, Sioux City, Iowa. Present were the following Board members: Corey Meister, David Scholten, and Russell Walker. JoAnn Sadler and Brian Crichton had previous commitments. Zoning staff John Pylelo and Peggy Napier were also in attendance. Blake and Rhonda Miller were present from the public.

Vice-Chairman Corey Meister called the meeting to order at 6 PM.

The first agenda item was approval of the April 2, 2012 meeting minutes.

Mr. Walker made a motion to approve the minutes as written. Mr. Scholten seconded the motion; motion carried 3-0.

The next agenda item is a public hearing and consideration of a Conditional Use Permit application for Blake V. and Rhonda Kay Miller.

A conditional use permit application was filed by the property owners for the proposed construction of a 40' by 27' addition to an existing accessory structure. This conditional use permit is required as the proposed construction location lies within a special flood hazard area as determined by FEMA designated Zone A or the 100 year flood plain.

Under certain conditions Woodbury County's Flood Plain Management ordinances allows for the construction of detached garages, sheds and similar structures. The construction must be accessory to the residential use of the parcel. Further the construction must have a valid conditional use permit issued by the Woodbury County Board of Adjustment. The permit shall require each of the applicable standards outlined within 5.03-4 and 5.03-5 of Woodbury County's Floodplain Management Ordinance be met. Among others included within those standards are the following:

1. The structure cannot be used for human habitation.
2. The structure shall be designed to have low flood damage potential.
3. The structure shall be constructed and placed on the building site so as to offer minimum resistance to the flow of flood waters.
4. The structure shall be firmly anchored to prevent flotation which may result in damage to other structures.
5. The structure's service facilities such as electrical, natural gas/propane and heating equipment shall be located and elevated or flood proofed to at least one (1) foot above the base flood elevation.

6. Storage of materials and equipment that are flammable, explosive or injurious to human, animal or plant life must be elevated to one (1) foot above the base flood elevation.

The application has stated no utility or sanitary systems will service the proposed accessory structure addition. The structure's intended use is for the storage of the applicants' personal property, vehicles and equipment used to maintain the parcel. The proposed addition will be provided access from the existing drive addressed 7623 Correctionville Rd., Lawton.

Attached find parcel location, the parcel's summary information, aerial photography, and pictures taken of the parcel including the proposed construction site.

Staff Recommendation:

The Woodbury County Planning and Zoning Staff recommends a Conditional Use Permit (CUP) be approved for up to a 40' by 27' addition to the existing accessory structure on the parcel. Any CUP approval shall provide as conditions that the applicants meet each of the applicable criteria outlined within 5.03-4 and 5.03-5 of Woodbury County's Floodplain Management Ordinance and also obtain a Floodplain Development Permit (FPDP).

The nine (9) property owners within 500 feet of the parcel have been notified of this proposed project and invited to attend the June 4, 2012 Board of Adjustment Public hearing related to this application.

We would ask the record reflect the fact that the applicant's have been informed any approved CUP in this matter may result in increased premium rates for flood insurance coverage of the entire structure and its contents.

You are asked to hold the required public hearing then take under consideration the proposed conditional use permit application.

Mr. Pylelo explained to the Millers the Board needed to make sure flood standards are consistently followed.

Mr. Miller said he intends to put louvered doors in the addition. This will allow water pressure to open doors so flood water can move through the building.

Mr. Scholten made a motion to close the public hearing. Mr. Walker seconded the motion; motion carried 3-0.

Discussion:

The Vice Chairman took a poll of the Board members present to see how they would vote. All three present said they would vote to recommend approval.

Mr. Walker made a motion to approve subject to the following conditions:

- 1. that the applicants meet each of the applicable criteria outlined within 5.03-4 and 5.03-5 of Woodbury County's Floodplain Management Ordinance.**
- 2. and that applicants obtain a Floodplain Development Permit (FPDP).**

Mr. Scholten seconded the motion; motion carried 3-0.

Mr. Scholten made a motion to adjourn. Mr. Walker seconded the motion; motion carried 3-0.

Meeting was adjourned at 6:16 PM.

Next meeting is July 2, 2012