

# Minutes - Woodbury County Zoning Commission Meeting February 26, 2018

The Zoning Commission (ZC) meeting convened on the 26th of February 2018 at 6:00 p.m. in the Board of Supervisors' Meeting Room Number 104 in the County Courthouse, 620 Douglas Street, Sioux City, Iowa.

ZC Members Present: Tom Bride, Shawn Streck, Bruce Garbe, Barbara Parker, Christine Zellmer-Zant  
ZC Members Absent: None  
Staff Present: David Gleiser, Dawn Norton, Dan Priestley  
Public Present: Alan Fagan, Scott Gernhart, Russ & Tina Bertrand

Chairperson Zellmer-Zant called the meeting to order at 6:01 p.m.

Discussion and election of Zoning Commission Chairperson/Vice Chairperson. Motion to nominate Chris Zellmer-Zant as Chairperson by Garbe, second by Streck. Motion carried 5-0. Motion by Zellmer-Zant to nominate Garbe as Vice-Chairperson, second by Parker. Carried 5-0.

There were no citizen comments on non-agenda items.

The October 23, 2017 meeting minutes were approved. Motion by Bride, second by Streck. Carried 5-0.

A public hearing was held to consider a minor subdivision application and final platting by Linda O'Connell, Paul Briese, Brian Briese, Patricia Briese, Peggy Briese, and Lori Briese as personal representatives of the estate of Fred August Briese, Jr., for the Briese minor subdivision, subdividing a 77.44-acre parcel into five lots for sale purposes. The parcels involved are #8843011000005, 884301100007, and 884301251003, in Kedron Township. The property is zoned AP (Agricultural Preservation); located in government lots 4, 5, 8, and 9 of Section 1, T88N, R43W of the 5<sup>th</sup> P.M. an addition to Woodbury County, Iowa. The Correctionville City Council, under extraterritorial review, approved the final plat by resolution #2018-05. Written comment was mailed to 7 property owners within 1000'; no comment received from property owners. Written comment was received from Gary Brown, Woodbury County Emergency Services; Woodbury County Engineer, Mark Nahra; Diane Swoboda Peterson, Woodbury County Recorder-Real Estate Department; and Scott Gernhart, True Engineering & Land Surveying. The Staff support final plat approval.

The public hearing was closed. Motion to approve with no conditions by Bride, second by Garbe; Carried 5-0.

A public hearing was held to consider a minor subdivision application by Joyce Roeschke and Charles Roeschke, co-trustees of the Wendal Roeschke Irrevocable Trust, to subdivide 14.22 acres into 2 lots (JCR Addition). The property is zoned AP (Agricultural Preservation), located in the NW quarter of Section 14, T88, R46W of the 5<sup>th</sup> P.M., parcel #884614100004, within a flood plain of approximately 53,796 square feet. The current and proposed use of parent parcel and its structures are permitted uses under Woodbury County zoning ordinances. The Lawton City Council waived formal review on January 24, 2018, by resolution #2018-06. Notice was given to 7 property owners within 1000', no comment received. Mark Nahra, Woodbury County

Engineer, provided written comment. Alan Fagen spoke regarding the subdivision. Staff supports approval of final plat.

The public hearing was closed. Motion to approve with no conditions by Streck, second by Parker; carried 5-0.

Discussion regarding a conditional use permit (CUP) request from RJ Tide Construction, Inc. The applicant is a concrete contractor with property located at 1821 Hwy 20, Lawton, IA, parcel #894635300023. The location is currently zoned General Commercial (GC), which doesn't allow for a construction contractor yard. The CUP is needed to conduct their business operations and for storage of materials, and equipment such as rebar, concrete forms and skid loaders. Tina Bertrand, consultant for RJ Tide, and Russ Bertrand spoke regarding reasons for CUP and security provisions.

Motion of approval for recommendation to Board of Adjustment by Bride, second by Parker. Carried 5-0.

The Commission discussed schedule/meeting date & time. Gleiser suggested moving meetings to the last Tuesday of each month at 6:00 p.m. There was a consensus from the members that changing the date would be acceptable, beginning with the March meeting.

Commission member compensation was discussed. Gleiser said the ordinance states members will serve without compensation, he's not sure when or why the practice came about to pay a meeting fee. Commissioners agreed to continue reimbursement of mileage expenses, but not meeting pay.

The Commission discussed the staff recommendation to formally adopt fireworks in the zoning ordinance, specifically for the zoning districts in which that sale and warehousing of fireworks would be allowed. Staff will present proposed language amendments along with justification at future Zoning Commission, Board of Adjustment, and Board of Supervisor meetings.

There were no citizens wishing to be heard.

Tom Bride stated there wouldn't need to be a new zoning district, but a provision to allow for small contractor yards, or a classification somewhere in between home occupation and General Commercial as an area that would fill the void between Light Industrial (LI) and General Commercial (GI). Dan Priestley gave a brief summary of the database he created which will be helpful in retrieval and tracking of information. There was a discussion about the Hwy 20 corridor. Gleiser stated a federal grant has been applied for and approved that will study economic development along the Hwy 20 corridor between Ida, Woodbury, and Dakota counties.

The next meeting was scheduled for 6:00 p.m., March 27<sup>th</sup>, 2018.

Meeting adjourned at 7:12 p.m. Motion by Streck, second by Bride. Carried 5-0.