

Minutes - Woodbury County Board of Adjustment Meeting September 4, 2019

The Board of Adjustment (BOA) meeting convened on the 4th of September 2019 at 6:00 p.m. in the Board of Supervisors' Meeting Room Number 104 in the County Courthouse, 620 Douglas Street, Sioux City, Iowa.

BOA Members Present: Bob Brouillette, Katie Colling, Dwight Rorholm, Tom Thiesen, JoAnn Sadler
Staff Present: Dan Priestley, Dawn Norton
Public Present: Karen Yaneff

Chairperson Colling called the meeting to order at 6:00 p.m.

There were no citizen comments on non-agenda items.

The August 5, 2019 meeting minutes were approved, motion by Brouillette; seconded by Rorholm. Carried 5-0.

Priestley explained issues with emailing the agenda to Board members. The messages were identified by IT as confidential and encrypted. To view future emails, members will need to follow instructions in the email and enter a password. Also, Priestley noted the address for the Yaneff variance request exists but does not show in Beacon. The correct address is 2521 Old Hwy 141, Hornick.

Priestley introduced a variance request from property owned by Karen Yaneff, parcel #8645 05 100 014. Ms. Yaneff requests to reduce the required rear yard setback of 50 ft. to 20 ft. for placement of a SFD; and placement of a stand-alone garage to be placed prior to construction of the SFD, and an area in front of the proposed SFD. The setback request is due to an elevation drop-off; the placement and use of detached garage would allow storage of equipment needed to upkeep the property. Due to elevation constraints, the stand-alone garage can not be placed behind or next to future SFD.

Neighboring property owners were notified, notice published in the Sioux City Journal, and relevant stakeholders notified. Property owners Randy & Becky Hunt responded they would not be affected or object to the reduced setback. WC Soil & Water Conservation District would not recommend approval of variance, to protect the Loess Hills.

Brouillette motioned to open public hearing. Brouillette disclosed exparte communication with a mutual friend of Yaneff regarding her intentions for the property. Yaneff stated plan and proposal of placement of buildings, and timeline for construction. Current shed will be demolished due to and stand-alone garage would be placed; SFD w/attached garage would be constructed within 2 years. Grading has been done, drainage has been addressed. Thiesen asked if variance were approved, how any changes with site would be handled in future. Priestley stated any variations with this site plan would need to have Board approval.

Brouillette motioned to close public hearing, Thiesen seconded; Motion carried 5-0.

Brouillette asked if there would be recourse if SFD is not constructed. Priestley stated a building permit, which can be renewed, would show the intent to construct. If not constructed, a zoning violation would occur, possible civil citation issued.

Sadler motioned to approve variance with following; Brouillette seconded. Motion carried 5-0.

- Rear yard setback shall be no less than 20 ft.
- Building permit for unattached garage and SFD shall be applied for on same application and renewed until construction of unattached garage and SFD is completed.
- Detached garage may be placed in front of proposed SFD.

No citizens wishing to be heard.

Priestley commented on archive system for permits and the importance of referring to the land history of permits, CUP, variances, grandfather clauses, etc. Rorholm asked about subdivisions this year, Priestley stated there have been 2-4.

Next scheduled meeting is October 7th, 6:00 p.m.

Brouillette motioned to adjourn; Sadler seconded. Carried 5-0. Meeting adjourned 6:54 p.m.