

Minutes - Woodbury County Zoning Commission Meeting May 26, 2020

The Zoning Commission (ZC) meeting convened on the 26th of May 2020 at 6:00 PM via teleconference due to the social distancing recommendations as a result of the COVID-19 virus.

ZC Members Present (Telephone): Bruce Garbe, Shawn Streck, Tom Bride, Chris Zellmer Zant, Barb Parker
County Staff Present (Sixth Floor): Dan Priestley, Andy Pietz, Joshua Widman
Public Present (Telephone): Penney Neuzil, Bill Holland, Elisa Zappacosta, John Daniels
Larry Schrum, Alan Fagan

Chairperson Zellmer Zant formally called the meeting to order at 6:02 p.m..

No citizens present for non-agenda items.

The April 27 minutes were unanimously approved.

Priestley delivered the staff report for the minor subdivision application from Marcia A. Becker and Marilyn Flammang, Trustees of the Ziems' Revocable Trust, owners of property located in the NW ¼ of Section 15, T88N, R47W (Woodbury Township), on Parcel #884715151004 (1858 Glen Ellen Road – located about .25 miles south of Sioux City). This proposal encompasses the creation of two lots with Lot One including 2.47 total acres and Lot Two including 20.26 total acres. The property is in the Agricultural Estates (AE) Zoning District and is not located in the floodplain. Priestley stated that the extraterritorial review by the City of Sioux City has not been completed as their Zoning Commission meeting was to be held on May 26 and the City Council meeting is scheduled for June 8. If any major issues develop as a result of those meetings the information will be presented to the Board of Supervisors and Zoning Commission. Bride inquired about the location of the septic system stating that it must be located on Lot 1 in the event of a sale to another owner. Fagan stated the septic is at the northwest corner of the house but the location of the leech field is undetermined. A motion was made to recommend approval of this minor subdivision to the Board of Supervisors by Garbe with the stipulation that the septic system meet applicable codes and be located entirely on Lot 1 if sold to a different owner than that of Lot 2; second by Bride. Motion carried 5-0.

Priestley delivered the staff report for MidAmerican Energy's conditional use permit request for the use of ash pond monofills on multiple parcels and a temporary borrow pit on Parcel #874730200005 in the NE of Section 30 on Tax Lot F in T87N R47W (Liberty Township). The ash pond monofills are located on Parcels #874825200002, #874825200003, and #874825400001 in Section 25 in T87N R48W (Liberty West Township) and #874730100001 and #874730100007 in Section 30 in T87N R47W (Liberty Township). The parcels are west of Port Neal Road and located in the General Industrial (GI) Zoning District on the MidAmerican Energy grounds. Bride inquired about dewatering methods and the impact on neighboring properties. Bill Holland stated that dewatering will only go across MidAmerican properties or else some railroad right-of-ways. Zellmer Zant inquired if the JB Holland is aware of the area pipeline easements. Holland indicated that they are aware. A motion was made to recommend approval of this conditional use permit proposal to the Board of Adjustment with the conditions that the applicants: Comply with any and all easements and encroachment agreements not limited to and including area utilities; Maintain a clean road by scraping the pavement clean of dirt and mud; A stop sign placed at the driveway. Truck drivers must stop before entering highway; Provide "Trucks Entering Highway" signs on skids on both sides of the borrow area and destination driveway during hauling and lay them down during off hours; Apply for Work-in-Right-of-Way permit from Woodbury County Secondary Roads if additional driveways or widened driveways are need; second by Streck. Motion carried 5-0.

No citizens wishing to be heard.

Motion by Garbe to adjourn; second by Parker. Motion carried 5-0. Meeting adjourned at 6:40 p.m.