

Minutes - Woodbury County Zoning Commission Meeting - August 24, 2020

The Zoning Commission (ZC) meeting convened on the 24th of August 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): Chris Zellmer Zant, Tom Bride, & Barb Parker,
County Staff Present: David Gleiser, Dan Priestley, & Andy Pietz
Public Present (Telephone): None

Call to Order

Chair Zellmer Zant formally called the meeting to order at 6:00 PM.

Public Comment on Matters Not on the Agenda

No citizens present for non-agenda items.

Approval of Minutes

The June 22, 2020, July 27, 2020, and July 29, 2020 minutes were approved. Motion by Commissioner Bride to approve; second by Commissioner Parker. Motion passed 3-0.

Election of Vice-Chair:

Commissioner Bride was previously elected Vice-Chair. No action was taken.

Zoning Text Amendment Draft Proposal

A draft proposal for the revision of Sections 1.03.2, 2.01.1, 2.01.4, and 2.01.5 of the Woodbury County Zoning Ordinance was presented for consideration by Director Gleiser. The purpose is to update the ordinance to reflect the Community & Economic Development Department and to align the county ordinance with recent changes to Iowa Code as a result of Governor Reynolds' approval of House File 2512, "An Act Relating to County Zoning Procedures..." The commissioners discussed possible revisions to the membership requirements of the Zoning Commission and Board of Adjustment including revisions to the duties, term limits, retention, attendance requirements, and gender balance issues. Staff will look into membership requirements including gender balance in the Iowa Code.

Rules of Procedure

A draft proposal of a rules of procedure (ROP) was presented for consideration by Director Gleiser. The purpose of the ROP is to codify and clarify the process for the Zoning Commission meetings. Gleiser indicated that he consulted with the City of Sioux City's legal office who recently established their own ROP. After consulting with Sioux City and other counties through the Iowa State Association of Counties, this proposed draft was established. Director Gleiser referenced possible clarification of who would preside over the meetings in the absence of the chair and vice-chair. Sioux City assigns that duty to the secretary. Commissioner Parker recommended that language be included that references the electronic meetings. Commissioner Bride stated the need to identify who speaks as well as provide clarification of the vote results. Director Gleiser indicated that the Woodbury County Attorney's Office will review the proposals prior to the Zoning Commission taking them up in the future. Motion by Commissioner Parker to Table the Zoning Text Amendment Draft Proposal and the Rules of Procedure to a future meeting; second by Commissioner Bride. Motion passed 3-0.

Public Comment on Matters Not on the Agenda

No citizens present for non-agenda items.

Commissioner Comment or Inquiry

Commissioner Bride delivered the framed resolution commending and recognizing Commissioner Bruce Garbe's service to Woodbury County to Patty Garbe who was appreciative of it. Commissioners Bride and Zellmer Zant thanked Commissioner Parker for suggesting the recognition and staff for its preparation.

Director Gleiser surveyed Commission members about the current practice of the electronic meetings. Commissioner Parker indicated that the conference meetings do have their problems when meetings are contentious but have been working and can continue this way. Commissioner Bride concurred with Parker about the contentious meetings but is open to either in-person or via teleconference. Chair Zellmer Zant concurred with the perspectives and added that it has been difficult when not having maps in front of us. There have been no complaints about the electronic meetings. The electronic meetings will be reviewed on a monthly basis.

Adjourn

Motion by Commissioner Parker to adjourn; second by Commissioner Bride. Motion passed 3-0. Meeting adjourned at 6:36 PM