



WOODBURY COUNTY ZONING COMMISSION

Monday, September 28, 2020 at 6:00 PM

The Zoning Commission will hold a public meeting on **Monday, September 28 at 6:00 PM**. In accordance with Iowa Code Section 21.8, the Woodbury County Zoning Commission will hold an electronic meeting for the items hereinafter described in detail, as it is necessary to protect the public from the possible spread of the novel coronavirus, and conducting an in-person meeting at such time is impossible or impractical. Public access to the conversation of the meeting will be made available during the meeting by telephone. Persons wanting to participate in the public hearing may call: **(712) 454-1133** and enter the **Conference ID: 527 794 794#** during the meeting to listen or comment.

AGENDA

1	CALL TO ORDER
2	ROLL CALL
3	PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA
4	APPROVAL OF MINUTES: August 24, 2020
5	ITEMS OF BUSINESS
»	<p>MINOR SUBDIVISION PUBLIC HEARING – ANDERSON’S COUNTRY ESTATES Gregory M. Anderson and Carolyn R. Anderson have submitted a minor subdivision application to split their parcel into two lots (Lot 1 – 3.46 total acres; Lot 2 – 5.43 total acres) to establish the Anderson’s Country Estates subdivision for the purpose of establishing a residence on the proposed Lot 1. The property is identified as Parcel #894603400008 and located in T89N R46W (Concord Township) in the SE ¼ of the SE ¼ of Section 3. The address is 1779 110th Street, Sioux City, IA 51108. The property is located in the Agricultural Estates (AE) Zoning District and is not located in the floodplain. The proposed lots and existing structures on Lot 2 meet the requirements of the Woodbury County Zoning Ordinance including and not limited to the Zoning District Dimensional Standards of Section 3.04.</p>
»	<p>CONDITIONAL USE PERMIT REVIEW – ELECTRICAL ENERGY GENERATION FOR A PHOTOVOLTAIC SOLAR ELECTRICITY GENERATING SYSTEM The MidAmerican Energy Company has submitted a conditional use application for electrical energy generation (not including wind) for the installation and operation of a photovoltaic solar electricity generating system on their property located on Parcel #874720300006 in T87N R47W (Liberty Township), Section 20, NW ¼ of the SW ¼ and the SW ¼ of the SW ¼. The property is located in the General Industrial (GI) Zoning District and not located in the floodplain. This proposal is authorized for review by the Zoning Commission and approval by the Board of Adjustment as a Conditional Use under Section 3.03.4 of the Woodbury County Zoning Ordinance.</p>
6	PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA
7	COMMISSIONER COMMENT OR INQUIRY
8	ADJOURN