

Minutes - Woodbury County Zoning Commission Meeting – September 28, 2020

The Zoning Commission (ZC) meeting convened on the 28th of September 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): Matt Ott, Adam Jablonski, Kyle Specketer, Justen Jensen, Greg Anderson

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 public comment for non-agenda items.

Approval of Minutes

The August 24, 2020 minutes were approved. Motion by Commissioner Bride to approve; second by Commissioner Parker. Motion passed 3-0.

Minor Subdivision Public Hearing – Anderson’s Country Estates

Priestley delivered the staff report for the Anderson’s Country Estates minor subdivision proposal. Property owners 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. Commissioner Bride inquired whether Lot 1 would have appropriate easement access for a drive from Lot 2. Commissioner Parker also shared the same concerns. Surveyor Justin Jensen confirmed there was up to 400 FT access. A motion was made by Commissioner Bride to approve the minor subdivision with the condition an affidavit be filed along with the plat with a corrected legal description based on the measured dimensions of the lots to assure an accurate legal description of both lots is carried forward in the future; second by Commissioner Parker. Motion passed 3-0.

Conditional Use Permit Review – Electrical Energy Generation for a Photovoltaic Solar Electricity Generating System

Priestley delivered the staff report for MidAmerican Energy’s conditional use permit 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. The staff found this proposal to meet the conditional use permit criteria contingent on the Federal Aviation Administration (FAA) providing a permissive determination to allow the project following their review to ensure there are no conflicts with their navigation signal reception system. A motion was made by Commissioner Parker to recommend approval of this conditional use permit to the Board of Adjustment contingent that the FAA provide a permissive determination for the project to proceed; second by Commissioner Bride. Motion passed 3-0.

Public Comment on Matters Not on the Agenda

No public comment for non-agenda items.

Commissioner Comment or Inquiry

Commissioner Bride inquired if Commissioner Parker’s run for County Auditor would have an impact on her position on the Zoning Commission and the commission’s ability to have a quorum. Staff will inquire with the county attorney’s office if there would be any conflict if Commissioner Parker is elected.

Parker inquired about the application process to add new members to the Zoning Commission and Board of Adjustment. Priestley described the application process and Director Gleiser confirmed that the Board of Supervisors office has received one application. The board office will wait until they receive more applications to begin the review process.

Director Gleiser offered a status update about the county comprehensive plan. Over the last three years, the Community & Economic Development (CED) department and the Board of Supervisors have been working with cities in the county to update each individual city’s comprehensive plan. As of June 2020, the city plans are complete, and the county is now at a level of readiness to update its comprehensive plan. Information can be obtained from the city plans including their future land use maps and then overlaid over the zoning map which will enable the county to examine areas where zoning districts might need to be changed. SIMPCO, the regional council of governments, was awarded \$400,000 from the US Economic Development Administration for planning projects within their service region. Woodbury County submitted an application to SIMPCO for \$100,000 to update the county comprehensive plan. Last week, SIMPCO notified the county they would be able to provide \$50,000. The Board of Supervisors will consider funding the remaining \$50,000 through the budget process and with approval

could enable the county to consider revising the comprehensive plan withing the next year. Director Gleiser highlighted this project as being well timed as the FEMA flood maps are also being updated. This plan would also give the county the ability to draft a new ordinance which could be a better alternative to just amending the existing ordinance. Commissioners Parker, Zellmer Zant and Bride agreed they would like a fully staffed commission for the consideration of the plan. Bride inquired if the primary reason to update the map is to address issues for potential expansions and the proposed updates from the incorporated areas. Gleiser stated that this is an update for the entire development plan. There are many departments in the county that have a vested interest and use the plan for seeking grant funding. The previous plan is reaching its shelf life and the opportunity is available to save \$50,000. The goals and visions of the comprehensive plan can be used as a basis for the development of new ordinances.

Adjourn

Motion by Commissioner Parker to adjourn; second by Commissioner Bride. Motion passed 3-0. Meeting adjourned at 6:45 PM.