

Minutes - Woodbury County Zoning Commission Meeting – September 27, 2021

The Zoning Commission (ZC) meeting convened on the 27th of September 2021 at 6:00 PM in the first-floor board room of the Woodbury County Courthouse. The meeting was also made available via teleconference.

ZC Members Present:
County Staff Present:
Public Present:

Chris Zellmer Zant, Tom Bride, Barb Parker, Corey Meister, Jeffrey O'Tool
David Gleiser, Dan Priestley
Steve Flewelling, Linda Oertwick

Call to Order

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

Public Comment on Matters Not on the Agenda

None.

Approval of Minutes

Motion to approve minutes: O'Tool. Second: Bride. Vote: 5-0.

Public Hearing: Flewelling Farms LC – Zoning Ordinance Map Amendment (Rezone) From The Limited Industrial (Li) Zoning District To The Agricultural Estates (Ae) Zoning District.

Priestley read the preliminary report and staff recommendation into the record. Flewelling Farms LC has filed an application for a zoning ordinance map amendment (rezone) on the property identified as Parcel #894634300004 from the Limited Industrial (LI) to the Agricultural Estates (AE) Zoning District for the purpose of combining this 7.293-acre parcel with their abutting farm ground, 4.28-acres, which is identified as Parcel #894634300005. This proposal has been properly noticed in the Sioux City Journal Legal Section on September 11. The neighbors within 1000 FT have been duly notified via a September 10 letter about the September 27 Zoning Commission public hearing and have been requested to comment. As of September 24, no comments or inquiries have been received about the proposal. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. No objections were received from the stakeholders. This property is not located in the floodplain. Based on the information received and the requirements set forth in the General Plan and Zoning Ordinance, this proposal meets the appropriate criteria for approval. It is the recommendation of staff to approve this proposal. Motion to close public hearing: O'Tool. Second: Meister. Vote 5-0. A motion was made to recommend approval of the zoning ordinance map amendment from the Limited Industrial (LI) Zoning District to the Agricultural Estates (AE) Zoning District to the Board of Supervisors: O'Tool. Second: Parker. Vote 5-0.

Public Comment on Matters Not on the Agenda

None.

Staff Update

Director Gleiser offered a reminder about the Introduction to Planning and Zoning for Local Officials workshop that will be held on Wednesday, October 6 at Fireside Steakhouse in Anthon. Dinner will be provided at 6:00 PM and the training will begin at 6:30 PM. Reservations should be completed no later than October 4.

Commissioner Comment or Inquiry

Bride inquired about Iowa Department of Transportation's (IDOT) annexation of the borrow site just east of the US Highway 20/75 interchange. Gleiser indicated that the IDOT is conducting their grading work under a previous grading permit. No further information has been formally received from the city at this time.

Zellmer Zant inquired about a pipeline company that has been contacting area landowners about easements for a proposed pipeline. Gleiser stated that the Woodbury County Engineer, Mark Nahra, is working with the pipeline company (Midwest Carbon Express) on behalf of the county. Nahra and Priestley attended an Iowa Utilities Board informational meeting on September 16 that offered an overview of the pipeline proposal that was geared toward the property owners in the pipeline's path. The purpose of the pipeline is to capture carbon dioxide (CO2) emissions and transport them through the pipeline to North Dakota where they will be permanently stored underground in deep geologic storage locations. Priestley indicated that this is a multiyear project with various checkpoints including the pipeline companies' acquisition of easements.

Zellmer Zant inquired if companies have reached out to the county about solar energy. O'Tool indicated that he heard from a company about options on land he owns. Gleiser indicated that staff will be meeting with a renewables company representative on October 6 to discuss the county's regulations. He also indicated that the zoning ordinance is not designed for larger scale solar projects and could be reevaluated with public input to determine how we look at future solar projects including items of evaluation such as the Corn Suitability Rating (CSR). The MidAmerican solar site used a conditional use and was determined based on setbacks. Priestley indicated that residential and commercial solar energy fall under the conditional use permit. In the last couple years, a residential solar panel was approved as well as the MidAmerican solar project. Gleiser stated that Sioux City permits residential solar with a building permit. Bride suggested that in comparison with the appearance of metal roofs, solar panels might want to be considered as allowed uses.

Adjourn

Motion to adjourn: Meister. Second: Parker. Motion passed: 5-0. Meeting adjourned at 6:33 PM.