



WOODBURY COUNTY ZONING COMMISSION

Monday, July 24, 2023 at 6:00 PM

The Zoning Commission will hold a public meeting on **Monday, July 24, 2023 at 6:00 PM** in the 1st Floor Board of Supervisor's Meeting Room, Woodbury County Courthouse, 620 Douglas Street, Sioux City, IA. Please use the 7th St. entrance. Public access to the conversation of the meeting will also be made available during the meeting by telephone. Persons wanting to participate in the public meeting and public hearings on the agenda may attend in person or call: **(712) 454-1133** and enter the **Conference ID: 516 721 135#** during the meeting to listen or comment. It is recommended to attend in person as there is the possibility for technical difficulties with phone and computer systems.

AGENDA

1	CALL TO ORDER
2	ROLL CALL
3	PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA
4	APPROVAL OF MINUTES: June 26, 2023
5	ITEM(S) OF ACTION / BUSINESS
»	REVIEW OF CONDITIONAL USE PERMIT APPLICATION FOR A RECOMMENDATION TO THE BOARD OF ADJUSTMENT: REQUEST TO SETUP A PORTABLE CONCRETE PLANT FOR HWY 20 PAVING FOR IDOT PROJECT NHSX-020-1(179)--3H-97 ON PARCEL #884701200009. Jason Meihost, Croell, Inc. (Applicant) and Midwest Auto Properties, LLC have filed a conditional use permit application to request to use the property designated as Parcel #884701200009 for a portable concrete plant in support of the Hwy 20 paving project identified as IDOT Project NHSX-020-1(179)--3H-97. The proposed location is south of Hwy 20 and west of Charles Avenue. The property is addressed at 1605 Charles Ave., Lawton, IA 51030. APPLICANT(S)/OWNER(S): Jason Meihost, Croell, Inc. / Midwest Auto Properties, LLC.
»	REVIEW OF CONDITIONAL USE PERMIT APPLICATION FOR A RECOMMENDATION TO THE BOARD OF ADJUSTMENT: REQUEST FOR A PRIVATE WIND TURBINE INSTALLATION AND USE ON PARCEL #864626400009. William Kyle Walker has filed a conditional use permit application for the installation and use of a wind turbine. The said turbine along with its support tower was previously installed on this property and the owner has retroactively filed this permit request as required under Section 3.03.4 of the Zoning Ordinance. The property is addressed at 3281 Fayette Avenue, Sloan, IA 51055. APPLICANT(S)/OWNER(S): WILLIAM KYLE WALKER / ALANA R. WALKER
»	CONSIDERATION TO ADOPT AMENDMENT TO RULES OF PROCEDURE FOR THE MEETING DAY, TIME, AND LOCATION OF THE WOODBURY COUNTY ZONING COMMISSION
6	PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA
7	COMMISSIONER COMMENT OR INQUIRY
8	STAFF UPDATE
9	ADJOURN