



WOODBURY COUNTY ZONING COMMISSION

Monday, April 22, 2024 at 5:00 PM

The Zoning Commission will hold a public meeting on **Monday, April 22, 2024 at 5:00 PM** in the Board of Supervisors' meeting room in the Basement of the 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: 638 086 537#** 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: 3/25/24
5	ITEM(S) OF BUSINESS
»	PUBLIC HEARING (ACTION ITEM) FOR PROPOSED MINOR SUBDIVISION - YOCKEY FARM ADDITION. SUMMARY: PROPOSED MINOR SUBDIVISION: To be known as Yockey Farm Addition, A Minor Subdivision to Woodbury County, Iowa, a two-lot minor subdivision in a 12.99 acre portion of T87N R43W (Miller Township) in Section 5 in the NW ¼ of the SW ¼ on Parcel #874305300001 and Section 6 in the NE ¼ of the SE ¼ on Parcel #874306400002. The property is approximately one-half mile southwest of the City of Anthon. The property is located in the Agricultural Preservation (AP) Zoning District. Owner(s)/Applicant(s): Peggy A. Yockey. Mailing Address: 930 28th Ave., Council Bluffs, IA 51501. Property Address: 2269 Lenox Ave., Anthon, IA 51004.
»	REVIEW OF CONDITIONAL USE PERMIT APPLICATION (ACTION ITEM): PROPOSED WASTE COMPOSTING SITE ON PARCEL #864505400001 and PARCEL #864505400002: Conditional Use Permit application by Natural Fertilizer Products (Applicant – Abe Sandquist) and Timothy A. Ericksen (Property Owner) for a waste composting site on Parcel #864505400001 and Parcel #864505400002. The proposed location is about 3.7 miles north of Hornick, IA and about 6.7 miles northeast of Sloan, IA. Both parcels are located in the Agricultural Preservation (AP) Zoning District. Applicant(s)/Owner(s): Natural Fertilizer Products (Applicant - Abe Sandquist), 414 Walker St., Woodbine, Iowa 51579; Timothy A. Ericksen (Owner), 2369 Buchanan Ave., Sergeant Bluff, IA 51054. Property locations: Parcel #864505400001, T86N R45W (Willow Township), Section 5, NW 1/4 of the SE 1/4 and Parcel #864505400002, T86N R45W (Willow Township), Section 5, NE 1/4 of the SE 1/4. Property Address: 2553 Old Hwy 141, Hornick, IA 51026.
»	CoZO SPRING CONFERENCE 2024 (INFORMATION ITEM): MAY 22-24, Hilton Garden Inn, 1132 Larsen Park, Sioux City, IA 51103
6	PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA
7	STAFF UPDATE
8	COMMISSIONER COMMENT OR INQUIRY
9	ADJOURN