

Minutes - Woodbury County Zoning Commission Meeting February 16, 2005

This meeting was originally scheduled for January 24, 2005, but was cancelled due to lack of a quorum and reconvened on the 16th of February, 2005 at 7:00PM in the Board of Supervisors Meeting Room in the Court House, Sioux City, Iowa. Present were the following Commission members – Don Groves serving as Chairman, Dwight Rorholm, Larry Tobin, Grady Marx, and Arvin Nelson; Zoning Staff: John Pylelo and Peggy Napier. Attending were Jon Haddock and Dan Krienan. The Chairman informed those present the meeting was being audio taped.

Chairman Groves suggested the order of the agenda items be adjusted to better facilitate the flow of the meeting. The items were adjusted on a motion by Mr. Tobin and seconded by Mr. Rorholm; motion carried.

Minutes of the August 23 Zoning Commission meeting were approved subject to misspellings of names on pages 2 and 3 on motion made by Mr. Rorholm; seconded by Mr. Tobin; motion carried with a unanimous yes vote.

The next Agenda item was a Public Hearing and Consideration of the Preliminary Plats for the J.P Haddock Addition Subdivision (Parcel # 740970):

This is consideration of the Preliminary Plats for the J.P. Haddock Addition Subdivision submitted by Mr. Jon Haddock. The property is located in the SW1/4, SW1/4, of Section 14 West Fork Township approximately 1 mile east of Climbing Hill abutting the east side of Humboldt Avenue which is a gravel road. A paving agreement will be required.

Mr. Ron Hanks of 2480 Humboldt Avenue is the tenant of the single family dwelling located on Lot 2 and has a purchase offer pending on the 2.639 acre proposed Lot 2. The remaining property is proposed Lot 1 and is listed for sale along with adjacent property. It is the intent of Mr. Haddock that Lot 1, consisting of 33.587 acres, will remain in agricultural production. The property is zoned AG (Agricultural) with an average CSR of 43.3.

The preliminary plats were reviewed by the Zoning Commission. It was discussed that Mr. Haddock, in a manner agreeable to all three parties, disclose to Mr. and Mrs. Lawrence Mead and Mr. Ron Hanks that the wire fence line at or about the southern property line on Lot 2 does not lie directly upon that surveyed lot line.

Mr. Rorholm made a motion to recommend to the BOS they approve the preliminary plats of the J.P. Haddock Addition Subdivision subject to said Paving Agreement which is prepared and awaiting signature(s), its execution and proper recording; and Mr. Haddock's disclosure to Mr. Mead and Mr. Hanks of said wire fence/property line issue; seconded by Mr. Marx; carried.

The next agenda item was the election of the 2005 Zoning Commission Chairman:

Current Chairman Groves called for the election of the Chairman for 2005 by the members of the Zoning Commission. Mr. Pylelo issued the written ballots to the members of the commission and Ms. Napier read and tallied the results. Current Chairman Don Groves was re-elected Chairman for 2005 by a vote of 4 to 1 with Dwight Rorholm receiving the remaining vote.

The next agenda item was the election of the 2005 Zoning Commission Vice-Chairman:

Chairman Groves called for the election of Vice-Chairman for 2005 by the members of the Zoning Commission. Mr. Pylelo issued the written ballots to the members of the commission and Ms. Napier read and tallied the results. Dwight Rorholm was elected Vice-Chairman for 2005 by a vote of 4 to 1 with Grady Marx receiving the remaining vote.

The next agenda item was the appointment of the 2005 SIMPCO Representative by the Chairman:

After a short discussion of the nature of the SIMPCO meetings, and the duties and responsibilities of the SIMPCO Representative, Chairman Groves appointed Grady Marx the Zoning Commission's 2005 SIMPCO Representative.

The next agenda item(s) consisted of general discussion:

John Pylelo, Planning and Zoning Administrator, apprised the Zoning Commission of the status of the following:

- a. The former Schaeff NAMCO Plant on Hwy 20 is in the process of selling/leasing the buildings on the lot. A Mack Truck dealer from South Sioux City is relocating in one of the buildings and will eventually be expanding their hours and increasing their number of employees.

A business understood as one that salvages, recycles, and resells vehicle parts is also interested in one of the Schaeff NAMCO buildings. Opinion will be reserved pending a complete and accurate interpretation of their intentions.

- b. Communication has been renewed with the FAA regarding the ASR-II (Airport Surveillance Radar – Model II) tower planned for the privately owned site at Carroll Avenue and Hwy 141 in Section 23 Woodbury County. Public opinion in general is not favorable. The location is not zoned for towers and the Zoning office will require a CUP (Conditional Use Permit) before consideration for construction. The FAA has a federally approved option to override zoning regulations. Mr. Pylelo will keep the Zoning Commission apprised of communication progress.

- c. Upon notification of the retention of Riley Simpson's consulting services for the Comprehensive Development Plan and Development Regulations, the Zoning Commission requested copies of the signed contract; especially regarding the list of Mr. Simpson's specific duties. Mr. Pylelo said he would provide copies of the contract to the members in their next packet.
- d. Zoning Commission was alerted that the next meeting would be coming sooner than anticipated because the current meeting was a special session. The next meeting of the Zoning Commission is Monday, February 28, 2005.

Dwight Rorholm made a motion to adjourn; seconded by Larry Tobin; motion carried.

Meeting adjourned 8:00 PM