

## **Minutes - Woodbury County Board of Adjustment Meeting April 4, 2005**

The meeting convened on the 4<sup>th</sup> of April, 2005 at 7:00PM in the Board of Supervisors Meeting Room in the Court House, Sioux City, Iowa. Present were the following Board members – Willard B. McNaughton serving as Chairperson, Alan Vandehaar, Kenneth Gard, and Corey Meister; Christine Zellmer-Zant was absent; Zoning Staff: John Pylelo and Peggy Napier. E.B. Baker, and Joel Stilwell from the public were also in attendance. The Chairman informed those present the meeting was being audio taped.

**The first agenda item was approval of the previous meeting's minutes of March 7, 2005.**

**Minutes of the March 7, 2005 Board of Adjustment meeting were approved on the condition that the last sentence beginning on page one (1) and continuing on page two (2) be deleted. Motion made by Mr. Gard; seconded by Mr. Vandehaar; motion carried.**

**The next Agenda item was a Consideration of the Stilwell Variance:**

Joel Stilwell intends to construct an accessory structure and is requesting a front yard placement variance on parcel #870376. The property is located at 2224 150th Street. The parcel lies approximately ½ mile north of Lawton on the south side of 150th St. just east of the intersection of 150th St. and Emmett Avenue. The property lies within the NW ¼ of Section 33 Banner Township; is zoned Agricultural (AG), triangularly shaped and 4.77 acres in area.

Mr. Pylelo reported there have been no responses from adjacent property owners.

**Mr. Meister made a motion to approve the variance subject to at least a 200' spacing between driveway and accessory building. Mr. Vandehaar seconded the motion; motion carried.**

**General/open discussion:**

**Item one:**

- E.B. Baker discussed the ASR-11 Radar site.
- The board advised they would be agreeable to hearing a CUP (Conditional Use Permit).
- The board asks that all possible alternatives be researched before approval of selected location.
- Board suggests area property owners affected be thoroughly prepared to suggest alternative sites. Discussed site is near former county home on land owned by Gene & Phyllis Cook.

**Item two:**

- Mr. Pylelo discussed the status of Development Plan update project.
- Loess Hills and related issues were addressed.
- Mr. Vandelaar reported on a Comprehensive Plan/Zoning Seminar which will be held at WITCC in June.

**Motion was made by Mr. Gard to adjourn; seconded by Mr. Meister. Motion carried.**

Meeting adjourned 7:42 PM.