

## **Minutes - Woodbury County Zoning Commission Meeting December 11, 2006**

The meeting convened on the 11th of December, 2006 at 6:00 PM in the Board of Supervisor's meeting room on the first floor of the Court House, Downtown, Sioux City, Iowa. Present were the following Commission members – Chairman Don Groves, Arvin Nelson, Grady Marx, and Dwight Rorholm; Christine Zellmer Zant was absent. Zoning Staff Present: John Pylelo and Peggy Napier. Present from the public was Riley Simpson, the County's consultant with Flat Earth Planning.

**Chairman Groves announced items number one and two would be switched because Mr. Simpson needed to leave early. Therefore, the first agenda item was the Work Session Re: Woodbury County Zoning/Subdivision Ordinances and Mapping.**

The commission decided to cover the townships with the least amount of Mr. Simpson started with Floyd Township section 3. The commission continued analyzing existing subdivisions and changing their zoning designations to AR (agricultural residential) where necessary.

Mr. Marx asked if property owners would be informed before their zoning designation is changed.

Discussion ensued regarding when such a notification would occur. The commission agreed the owners would be polled by telephone or letter previous to rezoning.

Mr. Pylelo agreed to research properties owned by the Herbold and the Howard families east of Lawton; Parcels 8846 03 200 056 and 034 owned by Herbold and 8846 03 200 037 owned by Howard. A portion of one of the parcels was zoned R-10 (suburban residential) and Mr. Pylelo said he would find out in his investigation what the original intent was for the R-10 zoning.

Mr. Pylelo asked what should be done with flag lots left in subdivisions that should actually be considered part of the subdivision. The owners say they want to continue farming but intend to develop it later. Should it be zoned AP or AR. The general opinion was it should be zoned AR to be consistent.

An extensive discussion regarding the difference between AP and AR ensued between Mr. Marx and the other commission members and parties present. Mr. Marx said he wasn't comfortable using the term "agricultural residential" when speaking with others living in rural Woodbury County. The commission agreed to research a term that more accurately represented what was intended by AR.

Mr. Marx said everything that was originally AG should be left AG. This generated a discussion in which Mr. Marx said all the landowners in the rural areas of the county should be contacted before the zoning commission made what he called life-style changes to their property. Marx further stated he wanted it in the minutes he felt the commission "made fun" of

him and Ms Zellmer Zant at the previous meeting when they both stated their disagreement with many of the decisions to change subdivisions from an AG designation to AR. Chairman Groves stated he wanted it in the minutes the commission did not “make fun” of Mr. Marx or Ms. Zellmer Zant.

Mr. Pylelo said he thought the problem was more in the nomenclature than the understanding of what *Agricultural Residential* meant. Mr. Marx agreed if the word *Residential* were changed, he wouldn't have a problem with it. Mr. Pylelo agreed to research terminology used by other counties for suggestions at the next meeting. For the present meeting Mr. Marx asked the records show his vote was against any change made from AG to AR.

A discussion ensued regarding what constitutes an AG exemption.

**The third agenda was approval of November 6<sup>th</sup>, 2006 Commission Minutes.**

**Mr. Nelson made a motion to approve the November 6<sup>th</sup>, 2006 meeting minutes; Mr. Rorholm seconded the motion.**

**Mr. Marx said he did not think the minutes reflected the meeting. Marx said he and Ms. Zellmer Zant voted consistently all night long with the exception of a few that they didn't agree with AG zoning being changed to AR. The correct reflection of the meeting can be found on the tape recorded at that meeting.**

**Motion carried 3-1 with Mr. Marx voting nay.**

**The third agenda item was Any Citizen wishing to be heard before the Commission.**

**No citizens present.**

**Mr. Nelson made a motion to adjourn; seconded by Mr. Marx; motion carried.**

Meeting adjourned 8:45 PM

Next meeting is December 18.