

Minutes - Woodbury County Zoning Commission Meeting February 13, 2007

The meeting convened on the 13th of February, 2007 at 6:11 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 Grady Marx, Dwight Rorholm, David McWilliams and Christine Zellmer Zant. Arvin Nelson had a previous appointment and arrived slightly later than the other commissioners. Zoning Staff Present: John Pylelo and Peggy Napier. Present from the public was Riley Simpson, the County's consultant with Flat Earth Planning.

The first agenda was approval of January 22, 2007 Commission Minutes.

Ms. Zellmer Zant asked for specification on the word “discovered” in the middle of the seventh (7th) paragraph on page 8. It was agreed the date and specific findings of Assistant County Attorney, Bobbier Johnson, would followed the word “discovered.”

Farther down in the ninth (9th) paragraph of the same page, Ms. Zellmer Zant asked the word “*covenants*” be incorporated into the sentence to explain “*restrictions.*”

Mr. McWilliams made a motion the minutes be approved subject to the above changes. Mr. Rorholm seconded the motion; motion carried 4-0.

The second agenda was the Work Session Re: Woodbury County Zoning/Subdivision Ordinances and Mapping.

AE was put in the table to replace AR.

“*Grandpa Houses*” was introduced by Chairman Marx. A discussion ensued. At the present time it is allowed under two (2) conditions:

- It can easily be removed once it is no longer needed or is in use.
- It is by only a family member or an employee of the farm.

Ms. Zellmer Zant agreed with Chairman Marx it should be possible to utilize the “*Grandpa House*” and avoid creating undo hardships for those who need/want one.

The table presently shows second houses on single parcel as a Conditional Use.

Other changes:

- “*Pet Cemeteries*” should be changed. There was no consensus.
- *Animal Clinics* should be zoned GC (general commercial).
- *Campgrounds* and *RV Parks* were added to AE as Conditional Use
- *Farm Equipment* and *Vehicle Repair* were removed from Vehicle sales, service and rental
- *Fertilizer and pesticide application, Machine and welding shops, Research and development laboratories, Saw mills and Tree services (incl. fire wood storage)* were removed from the AE column under Heavy service businesses under Industrial uses
- *Animal food processing (livestock feeds)* was removed from under Manufacturing and processing
- *Fuel and lubricant distributors, Grain terminals & elevators and Sand and gravel storage* were removed from under Warehousing and freight handling
- *Cemeteries, mausoleums and columbaria* was added as a Conditional Use under SR (suburban residential)
- *Substance abuse treatment (in-patient)* under Medical services was added as a Conditional Use under AE (John will research “half-way houses”)
- *Substance abuse counseling* under Social services was added as a Conditional Use under AE
- *Sewage lagoon* was added as a Conditional Use under AE, NR, and SR

Chairman Marx initiated a discussion on city water towers built in the county. Mr. Pylelo stated this was a working plan and the ordinances could be reviewed and/or changed regularly. It was decided to table any other questions regarding water tower issues.

Per Ms. Zellmer Zant’s request at the meeting of 1/22/07, Mr. Simpson distributed colored maps (for comparison) of Floyd Township as it appears now and as it appeared before the commission changed various areas. There was little discussion as they reviewed the maps.

Mr. Simpson and Mr. Pylelo explained their plans to meet with landowners along the Hwy 20 corridor during the next week to determine the landowner’s intentions and possible changes in their zoning designations.

Mr. Simpson suggested presenting the “*Proposed final draft*” (*the draft that will be presented to the Board of Supervisors*), to the public with the old map, explaining the map is being developed. Simpson believed if the public understood *why* it is being done, the map will make more sense.

The commission discussed other issues related to presenting the new information with the public.

Because of the numerous agenda items at the next meeting there may not be adequate time for a work session.

Mr. Rorholm made a motion to adjourn. Mr. McWilliams seconded the motion; motion carried 4-0.

Meeting adjourned 9:50 PM.

Next meeting is scheduled for Monday, February 26th, 2007
Future meetings may be Tuesday, March 13 and Monday, March 26th, 2007