

Minutes - Woodbury County Zoning Commission Meeting June 25, 2012

The meeting convened on the 25th of June, 2012 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 Grady Marx, Christine Zellmer Zant, Arvin Nelson, Mike Knight, and David McWilliams. Zoning Staff Present: John Pylelo and Peggy Napier. From the public Dennis Bollmeyer, Dan Krienin, Martin & Paula Appelt, Douglas Mordhorst and Greg Meyer were present.

The next agenda item was approval of Commission Minutes of March 26, 2012. Mr. Nelson made a motion to accept the minutes as written. Mr. Knight seconded the motion; motion carried 4-0.

The first agenda item was a Public Hearing and Consideration of Preliminary Platting for the Re-Plat of Lot 5 Bollmeyer's First Addition and Recommendation to Board of Supervisors.

a. Approval of Preliminary Platting

The Woodbury County Office of Planning and Zoning received a subdivision application from Dennis E. and Judy L. Bollmeyer of 30585 300th Street, Hinton, IA 51024. The applicants intend to develop 19.345 acres into eight lots for residential development. The property is zoned AE (Agricultural Estates) with the proposed use and resulting residential density permitted for this zoning district. No portion of the existing parcel is located within an existing or proposed flood hazard designation.

The property is located in the NW¹/₄, NE¹/₄, of Section 7, Concord Township less than 1 mile east of Sioux City on the south side of paved 110th St. (Hwy D-12). Access and egress to the lots will be provided by proposed public roadway improvements including the construction and dedication of approximately 900' of new roadway south from Hwy D-12 and ending by cul-de-sac. Due to topography further roadway development to the south is unlikely.

The north end of the new roadway will intersect on the south side of Hwy D-12. The new roadway will be 7" Portland cement concrete 22' to 27' in width. The roadway's grading and surfacing will be designed and constructed to standards acceptable to the Woodbury County Engineer. All roadway design and construction costs will be paid by the developers. To avoid performance bond requirements the developer has stated his intent to complete roadway construction prior to final plat recording.

The average CSR for the area to be developed is 37.40. The development of the proposed platting will allow the City of Sioux City the right to extra-territorial review. We anticipate the city's review will take place within a parallel timeline.

Your Board referred the preliminary plat to the Zoning Commission for recommendation. On June 25, 2012 the zoning commission held the required public hearing and voted to recommend approval of the preliminary platting without changes but subject to the developer obtaining a NPDES #2 permit from the Iowa Department of Natural Resources and implementing the required Pollution Prevention Plan.

Our staff recommendation supports the Commission recommendation of preliminary plat approval.

Included in your packets is the preliminary platting as well as the following supplementary documentation:

- Location and parcel information
- Pictures of the site
- Preliminary platting including topographical information
- Proposed well and septic locations
- Roadway profile
- Preliminary grading plan

Your Commission is asked to consider and vote to approve the preliminary platting.

b. Approval of Final Plat and Authorization of Chairman's Signature

Woodbury County subdivision ordinances state final plats which conform to approved preliminary plats do not require review and recommendation by the Zoning Commission. Staff's review confirms the final plat does conform to the preliminary plat. The County Engineer has reviewed the final platting and determined the platting meets the standards of ordinance section 4.02:2B(1). The Zoning Director has reviewed the final plat and determined the final platting meets the standards of ordinance section 4.02:2B(2). We refer you to the attached final platting and the above referred to supplementary documentation.

Our staff recommendation to your Board is to approve the final platting and authorization your Chairman's signature thereon. That approval be conditioned upon and subject to the Planning and Zoning office holding release of the original signed mylar copy of the platting until such time the Woodbury County Engineer certifies public improvements are completed and meet the standards established with Woodbury County's subdivision ordinances.

Mr. Bollmeyer explained his intentions and plans for the re-plat of lot 5.

Mr. Pylelo defined the subdivision as being "pretty standard." Bollmeyer had already done 4 lots with intentions of eventually developing the rest. He intended to place a paved road to the cul-de-sac and had already addressed drainage issues with the County Engineer.

Bollmeyer planned to have 2 to 300,000 dollar homes with walk-out basements on the even-sized lots.

The County Engineer has been involved since the beginning and the road has been designed correctly. They are not moving much dirt and don't anticipate any water runoff issues.

The covenants will be developed similar to the original 4 lots with an emphasis on aesthetics. There will be no modular homes and no moving homes onto the lots.

Mr. McWilliams made a motion to close the public hearing. Mr. Knight seconded the motion; motion carried 4-0.

Discussion:

The Commission had no issues with the subdivision. They requested one condition in the approval recommendation;

- The developer obtains a NPDES #2 permit from the Iowa Department of Natural Resources and implements the required Pollution Prevention Plan.

Mr. Knight made a motion to recommend approval of the re-subdivision subject to the following condition;

- **The developer obtains a NPDES #2 permit from the Iowa Department of Natural Resources and implements the required Pollution Prevention Plan.**

Mr. McWilliams seconded the motion; carried 4-0.

The next agenda item was approval of Commission Minutes of October 24, 2011.

Mr. Nelson made a motion to accept the minutes as written. Ms. Zellmer Zant seconded the motion; motion carried 4-0.

The next agenda item was any citizen wishing to be heard from the public.

Mr. Knight reminded the commission to get SIMCO information for Ms. Zellmer Zant. Mr. Marx said he still received email from SIMCO and offered to have it redirected to Ms. Zellmer Zant.

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

Next meeting will be on August 23rd at 6 PM.