

Minutes - Woodbury County Zoning Commission Meeting November 26, 2018

The Zoning Commission (ZC) meeting convened on the 26th of November 2018 at 6:00 p.m. in the Board of Supervisors' Meeting Room Number 104 in the County Courthouse, 620 Douglas Street, Sioux City, Iowa.

ZC Members Present: Bruce Garbe, Shawn Streck, Christine Zellmer Zant
Staff Present: Dan Priestley, Dawn Norton
Public Present: David Christensen, Heather & Eric Hennings

Chairwoman Zellmer Zant called the meeting to order at 6:00 p.m.

No citizens present for non-agenda items.

The September 10, 2018 meeting minutes were approved. Motion by Streck, seconded by Garbe. Carried 3-0.

Discussion of a Conditional Use Permit request by property owners Heather and Eric Hennings for use of property located within the NE ¼ of the NE ¼ of Section 33, Floyd Township, approximately .375 miles southeast of Bronson, IA as a banquet and reception hall venue. The property is zoned General Commercial (GC), addressed 2086 210th St., Bronson, parcel #884633200009.

Priestley provided an overview of the Conditional Use Permit application and criteria. Referring to the Land Use Table 3.03-4, banquet and reception halls are included as Conditional Uses and are subject to review by the Zoning Commission and approval of the Board of Adjustment. For clarification, this property was approved for rezoned to General Commercial (GC) by the Board of Supervisors on July 7, 2009. Beacon website still shows it listed as AG. Property owners within 500 ft. of the facility have been notified of the intended future use and informed of the December 3rd Board of Adjustment Public Hearing.

The Hennings are proposing to use the facility as a reception hall and conference meeting area. They have provided a business plan including intended uses of the building, along with market research. Applicants included information on status of well/septic permitting, DNR permitting, statement of licensing procedures, parking plan and occupancy statement, stating available occupancy as 317.

No adjacent property owner responses, agency comments received from Mark Nahra and Julie Sievers. Staff agrees proposed plan meets criteria needed to operate in General Commercial area. Certain state, county and local permits/licenses must be obtained such as well/septic, DNR, food services, liquor licenses.

Site may possibly have an impact on traffic. Woodbury County Engineer, Mark Nahra commented there is ample space for parking around the structure, but parking should be prohibited on either adjacent roadway. Parking should be monitored to keep roadway clear.

Julie Sievers from Iowa DNR commented in an email that the event center will be a public water supply and regulated by the IDNR, with a visit prior to the opening of the facility.

Priestly stated staff recommends approval of CUP be forwarded to Board of Adjustment with the County Engineer's comments. Also, verification of state, county and local permits/license and regulations, max occupancy be posted, and signage meet zoning requirements.

Garbe commented about roadway parking. If there is an issue with roadway parking it would most likely be on weekends and nights, Sheriff's Department would be the one to respond.

Zellmer Zant agreed that County Engineer's recommends should be followed, Priestley stated it is staff recommendation also.

Streck asked type of material to be used for parking lot. Christensen stated it will be crushed asphalt. Zellmer Zant recalls somewhere there is a requirement for permanent paved parking, either asphalt or concrete. Priestley will investigate the issue before the Board of Adjustment meeting.

Garb asked about emergency exits, Christensen state there are plenty. Christensen also addressed parking. 68 spaces are required, they plan for 160. There is going to be plenty of land not used, grading is done, landscaping is being worked on.

Zellmer Zant clarified that if it were approved, CUP does not follow the land if sold to someone else, it stays with the current owner and current use. Priestley stated it can depend on how the Board of Adjustment decides to follow it through the land, if there is another proposed use, it would need to be addressed, and restrictions could be put on. Heather Hennings stated they have put lots of resources into the property and should be able to market it later for same uses. Zellmer Zant explained the reasoning for review of future uses and possible restrictions is to safeguard the area from misuse.

Garbe motioned to forward the CUP to the Board of Adjustment with the following:

1. Parking regulations recommended by the County Engineer
 - a) Prohibit parking on either roadway adjacent to the facility. If overflow parking becomes an issue, establish no parking areas along both roads bordering the property.
 - b) The event center monitor parking to assure no parking on roadways, owner pay for No Parking signs to be posted if roadway parking becomes an issue.
2. Check on permanent paved parking requirement.
3. All state, county, and local permits and licenses be received, verified and included with the CUP.

Streck seconded; carried 3-0.

No citizens wishing to be heard.

Priestley noted an alternative date may be needed for next meeting, which falls on Christmas Eve. If no agenda items are received the meeting will be cancelled.

Zellmer Zant adjourned the meeting at 6:31 p.m.