



WOODBURY COUNTY ZONING COMMISSION

Monday, April 22, 2019 at 6:00 PM

Agenda

1	Any citizen wishing to be heard regarding a non-agenda item
2	Approval of minutes from the Commission's March 25, 2018 meeting
3	<u>Hillside Acres Addition Minor Subdivision Proposal</u> Dale and Sheila Gernhart propose to subdivide 49.45 acres into three lots. This property is zoned AE (Agricultural Estates). The property is located in a portion of the NW ¼ SW ¼ and part of the SW ¼ SW ¼ of Section 21, T88N, Range 47W (Woodbury Township) of the 5th Principal Meridian, Woodbury County, Iowa. The parent parcels are known as GIS Parcel #884721351002 and GIS Parcel #884721301001. The current and proposed use of the parcels and structures are permitted under the Woodbury County Zoning Ordinance (2008).
4	<u>Menard East Addition Minor Subdivision Proposal</u> Jane E. Hickey proposes to subdivide 16.33 acres into three lots. This property is located in the SW ¼ of the SW ¼ of Section 34, Township 88N, Range 47W (Woodbury), Woodbury County, Iowa. GIS Parcel #884734300010. The current parent parcel and its structures are permitted under the Woodbury County Zoning Ordinance (2008).
5	<u>Tower Development Conditional Use Permit Proposal</u> First American Site Acquisition, Inc. on behalf of USCOC of Greater Iowa, LLC proposes to construct a 275" self-supporting telecommunications tower on land leased from James G. Kirkendall and Jay W. Kirkendall in the SW ¼ SW ¼, Sec. 30, Sloan Township on Parcel #864629351011 north of Highway 141 and East of Interstate 29 and West of Old Highway 75. The property is in the Agricultural Preservation (AP) Zoning District. The property is also located in the floodplain (Zone A) and will be subject to a county Floodplain Development permit. The proposed use requires review by the Zoning Commission and authorization by the Board of Adjustment.
6	Any citizen wishing to be heard
7	Commissioner comment or inquiry

**Board of Supervisor's Office Meeting Room, 1st Floor
Woodbury County Courthouse
Seventh and Douglas Streets, Sioux City, Iowa**

Please use the 7th St. Entrance to the Courthouse.