

Minutes - Woodbury County Board of Adjustment Meeting July 1, 2019

The Board of Adjustment (BOA) meeting convened on the 1st of July 2019 at 6:00 p.m. in the Board of Supervisors' Meeting Room Number 104 in the County Courthouse, 620 Douglas Street, Sioux City, Iowa.

BOA Members Present: Bob Brouillette, Katie Colling, Dwight Rorholm, Tom Thiesen, JoAnn Sadler
Staff Present: David Gleiser, Dawn Norton, Dan Priestley
Public Present: David Rorholm, Kevin Miller, Amy Benjamin, Josh Pedersen, Sheila Gerke

Chairperson Rorholm called the meeting to order at 6:00 p.m.

Brouillette nominated Colling for Chairperson; second by Sadler, passed 4-0. Brouillette nominated Sadler for Vice Chairperson; carried 4-0. Colling took over Chair.

There were no citizen comments on non-agenda items.

The May 6, 2019 meeting minutes were approved, motion by Brouillette; seconded by Rorholm. Carried 5-0.

Priestley introduced a Variance application by Amy Benjamin – 1056 Emmett Ave, Lawton. Ms. Benjamin requests to build a deck encroaching into the 100-foot setback. The house is designated Legal Nonconforming, located approximately 65 ft from the front ROW. Legal notice published in Sioux City Journal, adjacent property owners and relevant stakeholders notified by mail. Written comment was received from County Engineer, Nahra. He has no objection to 4' deck shown on the site plan as it keeps with 50' from the ROW, however he objects to the stairs encroaching into the direction of the ROW.

Ms. Benjamin stated buried utilities prevent deck placement on south and east sides of house. The deck would be for her enjoyment. The door on west side is wider allowing larger items into home, and handicap accessibility.

Public comments were heard. Brouillette motioned to close the Public Hearing; Rorholm seconded. Carried 5-0.

Brouillette stated Nahra's input should be considered, pointing out Nahra's comment that a 4' deck on west side could be allowed. The steps could be placed on another side. A variance could be requested later if handicap accessibility became an issue. Suggested tabling issue to confer with Nahra. Rorholm suggested the steps on west side could be removed if road was widened. Gleiser noted a condition could be added; if the Variance is approved and the road would need to be widened later, owners would remove steps from west side. Encroachment is allowed up to 6' in front yard, with the deck being 4' and steps 3', it would be approximately 1' over.

Sadler motioned to approve the following:

- Placement of 4' deck on west side with steps placed on north or south side, open to reconsideration of the County Engineer to place steps on west side.
- Board will review County Engineer's response.
- Applicant will not be required to pay additional fees.

Rorholm seconded. Carried 5-0.

No citizens wishing to be heard.

Gleiser and Priestley discussed an IDNR model plan for future Flood Plain permits which they are asking local governments to approve. Modifications and adjustments can be made, public hearings will be held, changes will be reviewed by IDNR.

Meeting adjourned at 7:00 p.m. Motion by Sadler; second by Rorholm. Carried 5-0.