

Minutes - Woodbury County Zoning Commission Meeting July 22, 2019

The Zoning Commission (ZC) meeting convened on the 22nd 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.

ZC Members Present: Chris Zellmer Zant, Barb Parker, Tom Bride, Bruce Garbe
Staff Present: Dan Priestley, David Gleiser, Dawn Norton
Public Present: Norman and Karen Mahoney

Commissioners delayed start of meeting until property owners arrived. Zellmer Zant called the meeting to order at 6:15 p.m.

No citizens present for non-agenda items.

Bride motioned to approve minutes from the April 22, 2019 meeting; Garbe second. Motion carried 4-0.

Priestley introduced the Mahoney Conditional Use Permit application. The Mahoney's propose to locate and operate a ground mounted solar panel unit on their property at 1738 Portland Blvd, parcel #8847 09 4780 014. It should be noted; the panel has been placed by contractor prior acquiring a building permit. A penalty will be applied to normal permit fee. The panel is twice the required setback, allowing it to be placed in front of house. Adjacent property owners and relevant stakeholders were notified; notice published in Sioux City Journal. MidAmerican Energy responded homeowner will need to contact the company regarding requirements for distributed generation; contractor has been in contact with them. Phone call received from Carriage Hills Community Association with general questions. Staff analysis recommends approval.

Criteria reviewed and approved:

- #1 – Motion by Bride; seconded by Parker. Carried 4-0
- #2 – Motion by Parker; seconded by Bride. Carried 4-0
- #3 – Motion by Garbe; seconded by Parker. Carried 4-0
- #4 – Motion by Bride; seconded by Garbe. Carried 4-0
- #5 – Motion by Garbe; seconded by Parker. Carried 4-0
- #6 – Motion by Bride; seconded by Parker. Carried 4-0

Motion by Garbe to approve CUP and recommend to Board of Adjustment; seconded by Bride. Carried 4-0.

No citizens wishing to be heard.

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

Meeting adjourned 7:15 p.m.