

Minutes - Woodbury County Board of Adjustment Meeting August 5, 2019

The Board of Adjustment (BOA) meeting convened on the 5th of August 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: Dan Priestley, Dawn Norton
Public Present: Dave Campbell, Jim & DeAnna Henning

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

There were no citizen comments on non-agenda items.

The July 1, 2019 meeting minutes were approved, motion by Brouillette; seconded by Sadler. Carried 5-0.

Priestley provided an update on a variance application presented at the July 1st meeting by Amy Benjamin – 1056 Emmett Ave, Lawton. County Engineer Mark Nahra visited the site and rescinded his previous recommendation regarding placement and size of deck steps. The previous resolution (#407) from July 1st shall be replaced, allowing homeowner to install 3 steps, up to 6' wide on west side of porch. Rorholm motioned; Sadler seconded. Carried 5-0.

Priestley introduced a CUP request from Norman Mahoney to locate and operate a ground mounted solar panel unit 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 regarding possible energy costs affects. Zoning Commission and staff analysis recommend approval.

Public comments were heard. James Henning asked if unit could be relocated in the future and if neighboring landowner's energy costs would be affected. Dave from Lifetime Solar stated it would not be cost effective to move panel once placed; neighbor's energy costs would not be affected. Commission agreed that if unit were to be moved or additional unit added, a CUP would be required.

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

Sadler motioned to approve the CUP with unit placed at current location; Brouillette seconded. Carried 5-0.

Priestley overviewed DNR draft ordinance proposals. Changes would be reviewed by Zoning Commission and presented to Board of Supervisors, along with public input.

Next scheduled meeting will be moved to September 4, 6:00 p.m. due to Labor Day holiday.

Sadler motioned to adjourn; Rorholm seconded. Carried 5-0. Meeting adjourned 7:00 p.m.