

Minutes - Woodbury County Zoning Commission Meeting September 23, 2019

The Zoning Commission (ZC) meeting convened on the 23rd of September 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, Bruce Garbe
Staff Present: Dan Priestley, Dawn Norton
Public Present: Douglas Mordhorst, Dale Smith, Leo & Doloras Keck

Zellmer Zant called the meeting to order at 6:02 p.m.

No citizens present for non-agenda items.

Parker motioned to approve minutes from the July 22, 2019 meeting; Garbe second. Motion carried 3-0.

Priestley introduced the Keck Large Lots Addition minor subdivision proposal. Leo & Deloras Keck and Gerald & Joan Busselman propose the creation of two lots. Lot one being 40.14 acres, lot two 80.32 acres. It is being divided for estate purposes and no improvements, grading or construction is planned for the parcels. A 40 ft ingress/egress easement will be located in lot one for access into lot two. Adjacent property owners and relevant stakeholders were notified; notice published in Sioux City Journal. Some neighboring landowners voiced concern of a possible hog confinement being placed. NIPCO responded there is a transmission line with easement for access. The easement rules would need to be followed for future activity in that area. Mark Nahra submitted a supplemental letter; read into record. Existing driveway exits off 130th Street and is the proposed access for lot 2. The driveway will need to be reviewed for sight distance if lot becomes a rural residence. Leo Zeck stated the land will continue to be used as farmland. Staff analysis recommends approval.

Motion by Parker to approve Keck subdivision and recommend to Board of Supervisors for approval; seconded by Garbe. Carried 3-0.

Priestley introduced the J & N Stevenson Addition minor subdivision proposal. Proposal includes the creation of a 28.082 acre lot subdivision and 1.082 acre roadway easement. City of Sloan issued a resolution to waive extraterritorial review. Adjacent property owners and relevant stakeholders were notified; notice published in Sioux City Journal. Nahra submitted supplemental letter; read into record. Driveway must be placed outside of the pipeline easement and owner must contact Secondary Roads before adding it. IDOT submitted supplemental letter regarding future Sloan Interchange. ROW information will not be available for approximately one year. IDOT has concerns that east side may become landlocked if split up. Priestley talked with Doug Mordhorst about moving the access line to east. Nahra will review revised change. Dale Smith stated current landowner would like to have approval for subdivision as soon as possible. The land is to be sold, continuing to be used as farmland. Entrance on east would need to be put in by new owner. Staff recommends approval pending Nahra's review.

Recommendation to approve subdivision based on Iowa DOT recommendations and upon County Engineer's review and approval. Approval to forward subdivision request to Board of Supervisors with recommendation of approval.

Motion by Garbe; second by Parker. Carried 3-0.

No citizens wishing to be heard.

Priestley and Gleiser attended DNR presentation regarding future Floodplain map. DOT has been doing fly-overs and should have proposal for changes by December 2019. DOT will have meetings with Counties and informational community meetings will be held to discuss changes and collect input. Priestley addressed request from residents to use GI land for trap shot activity. This type of activity is not approved in GI districts and would need to be rezoned to AP and require a CUP. This would not be recommended or approved because spot zoning wouldn't fit the area.

Motion to adjourn by Parker; seconded by Garbe. Carried 3-0.
Meeting adjourned 6:50 p.m.