



WOODBURY COUNTY ZONING COMMISSION

Monday, June 22, 2020 at 6:00 PM

The Zoning Commission will hold a public hearing on **Monday, June 22** during their meeting which begins at **6:00 PM**. In accordance with Iowa Code Section 21.8, the Woodbury County Zoning Commission will hold an electronic meeting and public hearing for the items hereinafter described in detail, as it is necessary to protect the public from the possible spread of the novel coronavirus, and conducting an in-person meeting at such time is impossible or impractical. Public access to the conversation of the meeting will be made available during the meeting by telephone. Persons wanting to participate in the public hearing may call: **(712) 454-1133** and enter the **Conference ID: 783 748 016#** during the meeting to listen or comment.

AGENDA

1	ANY CITIZEN WISHING TO BE HEARD
2	APPROVAL OF MINUTES: May 26, 2020 Meeting
3	PROPOSED ZONING ORDINANCE MAP AMENDMENT (REZONE) – PUBLIC HEARING: Gayle Dee Weed, owner of Parcel #874614100007 located in the E ½ of the NW ¼ of Section 14, T87N R46W (Grange Township) requests for the Woodbury County Zoning Commission to review and the Board of Supervisors to approve her request to rezone her property from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. This proposal is being presented concurrently with a Minor Subdivision request as the applicant plans to build a new home on a newly created lot. Section 3.01 of the Woodbury County Zoning Ordinance requires that a rezone process be executed before a third residence shall be added to any quarter-quarter section. This property is not located in a floodplain.
4	MINOR SUBDIVISION PROPOSAL – PUBLIC HEARING: Gayle Dee Weed, owner of Parcel #874614100007 located in the E ½ of the NW ¼ of Section 14, T87N R46W (Grange Township) requests for the Woodbury County Zoning Commission to review and the Board of Supervisors to approve the proposed Terry Addition Minor Subdivision. This proposal encompasses the creation of a one (1) 8.98 acre lot for the purpose of constructing a residential home. This proposal is being presented concurrently with a Zoning Ordinance Map Amendment (Rezone) request to allow for more than two residential structures in a quarter-quarter section as is required by Section 3.01 of the Woodbury County Zoning Ordinance. The property is not located in the floodplain.
5	PROPOSED ZONING ORDINANCE MAP AMENDMENT (REZONE) – PUBLIC HEARING: Brian D. Peterson, owner of Parcel #884630300012 located in the NW ¼ of the SE ¼ of Section 30, T88N R46W (Floyd Township), Parcel #884630300004 located in the SW ¼ of the SW ¼ of Section 30, T88N R46W (Floyd Township), and Parcel #884630300006 located in the SE ¼ of the SW ¼ of Section 30, T88N R46W (Floyd Township) requests for the Woodbury County Zoning Commission to review and the Board of Supervisors to approve his request to rezone his three parcels from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District to facilitate a concurrent minor subdivision proposal for the creation of thirteen buildable lots for residential homes and an outlot on Parcel #884630300006 which includes about one (1) acre in the floodplain.

<p>6</p>	<p>MINOR SUBDIVISION PROPOSAL PUBLIC HEARING: Brian D. Peterson, owner of Parcel #884630300012 located in the NW ¼ of the SE ¼ of Section 30, T88N R46W (Floyd Township), Parcel #884630300004 located in the SW ¼ of the SW ¼ of Section 30, T88N R46W (Floyd Township), and Parcel #884630300006 located in the SE ¼ of the SW ¼ of Section 30, T88N R46W (Floyd Township) requests for the Woodbury County Zoning Commission to review and the Board of Supervisors to approve the proposed Walnut View Minor Subdivision. This proposal encompasses the creation of thirteen buildable lots for residential homes and an outlot on Parcel #884630300006 which includes about one (1) acre in the Floodplain Zone A. This proposal is being presented concurrently with a Zoning Ordinance Map Amendment (Rezone) request to allow for more than two residential structures in a quarter-quarter section as is required by Section 3.01 of the Woodbury County Zoning Ordinance.</p>
<p>7</p>	<p>PROPOSED ZONING ORDINANCE MAP AMENDMENT (REZONE) – PUBLIC HEARING: Chad Swanger of the Terry V. Swanger Irrevocable Trust, owners of Lots 1-5 in the Jan’s Subdivision, part of Government Lot 1 of Section 2, T88N R47W (Woodbury Township) on Parcels #884702200002, 884702200004, 884702200005, 884702200006, 884702200007 (located in the Highway 20 corridor about one mile east of Sioux City and four miles west of Lawton) requests for the Woodbury County Zoning Commission to review and the Board of Supervisors to approve their request to rezone their five parcels from the Agricultural Estates (AE) Zoning District to the General Commercial (GC) Zoning District for future commercial use. A western portion of Parcel # 884702200002 is located in the floodplain.</p>
<p>8</p>	<p>ANY CITIZEN WISHING TO BE HEARD</p>
<p>9</p>	<p>COMMISSIONER COMMENT OR INQUIRY</p>