

## Minutes - Woodbury County Zoning Commission Meeting – December 28, 2020

The Zoning Commission (ZC) meeting convened on the 28th of December 2020 at 6:00 PM via teleconference due to the social distancing recommendations as a result of the COVID-19 virus.

ZC Members Present (Telephone): Chris Zellmer Zant, Tom Bride, Barb Parker, Corey Meister, Jeffrey O'Tool  
County Staff Present: David Gleiser, Dan Priestley  
Public Present (Telephone): Dustin Stieneke

### Call to Order

Chair Zellmer Zant formally called the meeting to order at 6:00 PM.

### Welcome – Introduction of New Members

Corey Meister and Jeffrey O'Tool offered introductions as new Zoning Commissioners.

### Public Comment on Matters Not on the Agenda

No public comment for non-agenda items.

### Approval of Minutes

The October 26, 2020 minutes were approved. Motion by Commissioner Bride to approve; second by Commissioner Parker. Motion passed 5-0.

### Zoning Ordinance Map Amendment (Rezone) Proposal

Zoning Coordinator Priestley delivered the staff report. Dustin Joseph Stieneke has filed a zoning ordinance map amendment (rezone) application to request for his 1.59 acre lot to be rezoned from the Agricultural Preservation (AP) Zoning District to the Limited Industrial (LI) Zoning District to facilitate locating his trucking business, Silver Steer Trucking on the premises. The property is identified as Parcel #894235100010 and located in the SE ¼ of the NW ¼ of Section 35, T89N R42W (Union Township). The property is addressed at 1548 Hwy 31, Correctionville, IA 51016. Mr. Stieneke has also filed a concurrent variance application with the Board of Adjustment with the request to allow his 1.59 acre lot to be used in the LI Zoning District because the minimum lot size as enumerated in the Zoning Ordinance's Zoning District Dimensional Standards requires a minimum of 3 acres excluding the right-of-way. Both the rezone application and variance application are contingent upon one another. The Community & Economic Development (CED) staff recommends approval of both requests based on the City of Correctionville's Comprehensive Plan as well as the ability for the property owner to meet the setbacks for building his proposed 36' x 90' building to facilitate the trucking operation both under the county and city regulations. Chairperson Zellmer Zant inquired if there were any comments from the public in opposition and about the general plan maps. Priestley indicated that there were no comments against the project. He also discussed Correctionville's future use of the area as being "Light Industrial" if the community were to annex. Commissioner Bride asked the applicant about being able to meet the western side yard setback of 20 FT for the Agricultural Preservation (AP) Zoning District. Stieneke stated that he has concrete currently placed and would not meet that criteria. Bride inquired if Larry Kielhorn owns the adjacent ground and Stieneke explained that he contacted Kielhorn who is not ready at this time to sell the abutting land. Bride also referenced the importance of working with Siouxland District Health once an office is established in the shop. Commissioner Parker inquired if there was currently a house on the property and what the timeline is for future annexation. The house was removed from the premises. CED Director Gleiser discussed the Correctionville development plan and the time period of annexation and future development. Commissioner Meister asked about the appropriateness of a variance. Priestley explained that the Board of Adjustment was identified as the appropriate avenue for the addressing the lot size issue. Typically, variances are rare and discouraged if the situation does not display a hardship. Zellmer Zant offered concerns about the public's understanding of the rezoning to Limited Industrial and about the compatibility of the county's Limited Industrial vs. Correctionville's Light Industrial Zoning District. A comparison was made of both districts during the meeting and it was found that both are compatible. Bride and Meister found it acceptable that this proposal fits with Correctionville's general plan and lot size requirements. Parker stated that she has concerns with the lot size but found the criteria for approval of the rezone acceptable. A roll call vote was conducted to accept the six criteria for the rezone. The commissioners vote 5-0 to accept. A motion was made by Commissioner Parker to approve the rezone request; second by Commissioner O'Tool. Motion passed 5-0.

### Public Comment on Matters Not on the Agenda

Commissioner Parker commented that she liked to see the proposed timeline and the proposed ordinance language in the packet. Parker also inquired about the proposed ordinance referencing 2.0 acres (including right-of-way) vs. the 1.59 acre lot size.

### Commissioner Comment or Inquiry

None.

### Adjourn

Motion by Commissioner Bride to adjourn; second by Commissioner Meister. Motion passed 5-0. Meeting adjourned at 7:00 PM.