

Minutes - Woodbury County Board of Adjustment Meeting – January 4, 2021

The Board of Adjustment meeting convened on the 4th of January 2021 at 6:00 PM via teleconference due to the social distancing recommendations as a result of the COVID-19 virus.

BA Members Present (Telephone): Tom Thiesen, Ashley Christensen, Bob Brouillette, Pamela Clark, Daniel Hair
County Staff Present (Board Room): David Gleiser, Dan Priestley
Public Present (Telephone): Dustin Stieneke

Call to Order

Chair Tom Thiesen formally called the meeting to order at 6:00 PM.

Public Comment on Matters Not on the Agenda

No public comment for non-agenda items.

Welcome – Introduction of New Members

Pamela Clark and Daniel Hair offered introductions as new members of the Board of Adjustment.

Approval of Minutes

The October 5, 2020 minutes were approved. Motion by Brouillette to approve; second by Christensen. Motion passed 5-0.

Election of Chair and Vice Chair

Motion by Brouillette to elect Thomas Thiesen as Chair for 2021; second by Pamela Clark. Motion passed 5-0. Motion by Thomas Thiesen to elect Ashley Christensen Vice Chair for 2021; second by Brouillette. Motion passed 5-0.

Variance Request – Lot Size in the Limited Industrial Zoning District

Priestley delivered the staff report for Dustin Joseph Stieneke's variance application to allow for his 1.59 acre lot to be used in the Limited Industrial 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. Stieneke wishes to operate his trucking business, Silver Steer Trucking at this location addressed at 1548 Hwy 31, Correctionville, IA 51016. The property is identified as Parcel #894235100010 and located in the SE ¼ of the NW ¼ of Section 35, T89N R42W (Union Township). Mr. Stieneke has also filed a concurrent Zoning Ordinance Map Amendment (rezone) application with the Zoning Commission and Board of Supervisors with the request to rezone from the Agricultural Preservation (AP) Zoning District to the (LI) Zoning District. The Zoning Commission reviewed the request on December 28 and voted unanimously to recommend approval to the Board of Supervisors who are scheduled to receive and review the proposal on January 12, January 19, and January 26. Both the rezone application and variance application are contingent upon one another. It is the recommendation of staff to approve the variance. Dustin Stieneke addressed the board stating that that he did attempt to buy additional acres by reaching out to the abutting property owner. CED Director Gleiser stated that Stieneke has provided a sworn affidavit stating that he would make his best efforts to try to obtain the minimum acres while his property is still in unincorporated Woodbury County. Gleiser also clarified that the letter of support sent to the Board of Adjustment by Mayor Heilman was approved by the Correctionville City Council. Thiesen inquired about the number of trucks that would be located on the premises. Stieneke stated that it would consist of four trucks and four trailers. Thiesen asked about what types of loads his business hauls. Stieneke replied that they haul feed, meal, rock, and aggregated sand. Thiesen inquired whether there would be enough room available on the property. Stieneke confirmed that the shop would hold six trucks. Gleiser stated that the board reviews variances on a case-by-case basis. It is important to be cognizant that board actions could set a precedent for similar types of requests. Staff is confident about the recommendation after review of the county comprehensive plan future land use map and changes that have taken place over the last five years in the area. The property is located on a paved highway and there are no issues with access, dust, and the increase of traffic. Gleiser also discussed Correctionville's comparative Light Industrial Zoning District and its compatibility with the county's Limited Industrial Zoning District if they were to annex. A motion was made by Clark to close the public hearing; second by Brouillette. Motion passed 5-0. A motion was made by Brouillette to approve the variance request for the reduced lot size of 1.59 acres in the Limited Industrial Zoning District which requires 3 acres; Second by Christensen; Motion passed 5-0.

Public Comment on Matters Not on the Agenda

Gleiser stated that the board will probably continue to meet electronically based on local public health guidelines and recommendations. Staff will work with the chair and vice chair month to month on a case-by-case basis to determine the type of meeting. If there is an interest to meet in person, staff can find space to meet the governor's social distancing guidelines.

Commissioner Comment or Inquiry

None

Adjourn

Motion by Clark to adjourn; second by Hair. Motion passed 5-0. Meeting adjourned at 6:40 PM.