



WOODBURY COUNTY ZONING COMMISSION

Monday, July 26, 2021 at 6:00 PM

The Zoning Commission will hold a public meeting on **Monday, July 26, 2021 at 6:00 PM** in the 1st Floor Board of Supervisor's Meeting Room, Woodbury County Courthouse, 620 Douglas Street, Sioux City, IA. Please use the 7th St. entrance. Public access to the conversation of the meeting will also be made available during the meeting by telephone. Persons wanting to participate in the public hearing may attend in person or call: **(712) 454-1133** and enter the **Conference ID: 516 721 135#** during the meeting to listen or comment.

AGENDA	
1	CALL TO ORDER
2	ROLL CALL
3	PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA
4	APPROVAL OF MINUTES: June 28, 2021
5	ITEM(S) OF BUSINESS
»	<p>PUBLIC HEARING: ZONING ORDINANCE MAP AMENDMENT (REZONE) TO GENERAL COMMERCIAL (GC) ZONING DISTRICT – JAB HOLDING COMPANY LLC, ELK CREEK ANIMAL HOSPITAL JAB Holding Co., LLC, owner of the Elk Creek Animal Hospital has submitted a Zoning Ordinance Map Amendment application to rezone Parcels 884704302005 and 884704302006 to the General Commercial (GC) Zoning District to facilitate the construction of a new veterinarian hospital to replace their current facility. Parcel 884704302005 is located in the Agricultural Preservation (AP) Zoning District and Parcel 884704302006 is located in the Suburban Residential (SR) Zoning District. Both parcels are located in the N ½ of the SW ¼ of Sec. 4, T88N R47W (Woodbury Township) and neither are located in the floodplain. Once rezoned, the two parcels will be combined into one unified parcel.</p>
»	<p>PUBLIC HEARING: ZONING ORDINANCE MAP AMENDMENT (REZONE) TO AGRICULTURAL ESTATES (AE) ZONING DISTRICT – LIEBER PROPERTIES, LLC Lieber Properties, LLC, owner of Parcel 884724300005 has filed a Zoning Ordinance Map Amendment to rezone this parcel from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District to facilitate a concurrent minor subdivision application for the purpose of establishing the Davis Estates Addition, a seven residential lot minor subdivision. The rezone is required as the Zoning Ordinance does not allow more than two single-family dwellings per quarter-quarter section in the AP Zoning District. The proposed subdivision also involves the adjacent parcel (884724300004) which is already zoned AE. Parcel 884724300005 is located in Section 24, E ½, SW ¼, T88N R47W (Woodbury Township). Portions of the NE and SE area of the parcel are located in the Zone A floodplain.</p>
»	<p>PUBLIC HEARING: DAVIS ESTATES MINOR SUBDIVISION PROPOSAL – LIEBER PROPERTIES, LLC Lieber Properties, LLC, owner of Parcels 884724300004 and 884724300005 has filed a minor subdivision application to establish seven lots for residential purposes in a 28.539-acre area. Parcel #884724300004 is located in the Agricultural Estates (AE) Zoning District while Parcel #884724300005 is located in the Agricultural Preservation (AP) Zoning District. Parcel #884724300004 is located in Section 24, E ½, T88N R47W (Woodbury Township). Parcel #884724300005 is located in Section 24, W ½ SW ¼, T88N R47W (Woodbury Township). Both parcels include areas in the Zone A floodplain.</p>
»	<p>REVIEW: CONDITIONAL USE PERMIT TELECOMMUNICATIONS TOWER PROPOSAL – VERIZON WIRELESS (DONOVAN MCCAIN) Verizon Wireless (Donovan McCain) proposes to construct a 199 FT telecommunications tower with ancillary ground equipment on property owned by Randall C. Dau in Section 1, SE ¼ SW ¼, T88N R42W (Rock Township) on Parcel #884201300008 south of Cushing and east of Union Avenue. The property is located in the Agricultural Preservation (AP) Zoning District. The property is not located in the floodplain.</p>
6	PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA
7	STAFF UPDATE
8	COMMISSIONER COMMENT OR INQUIRY
9	ADJOURN