



WOODBURY COUNTY BOARD OF ADJUSTMENT

Monday, December 6, 2021 at 6:00 PM

The Board of Adjustment will hold a public meeting on **Monday, December 6, 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 meeting may attend in person or call: **(712) 454-1133** and enter the **Conference ID: 285 965 578#** 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: November 1, 2021
5	ITEM(S) OF BUSINESS
»	PUBLIC HEARING: CONDITIONAL USE PERMIT (RESIDENTIAL SOLAR PANELS) - (DEAN A. KRUSE) Dean A. Kruse has filed a conditional use permit application to request for the installation and use of solar panels on the roof of his single-family dwelling on the property identified as Parcel #864303300004. The parcel is located in the NW ¼ of the NE ¼ of Section 2, T89N R46W (Concord Township), Agricultural Preservation (AP) Zoning District. The property is not located in the Special Flood Hazard Area (floodplain).
»	PUBLIC HEARING: VARIANCE SETBACK REDUCTION REQUEST - (MATTHEW & MELISSA WULF) Matthew and Melissa Wulf have filed a variance application to request for an addition to their legal nonconforming home for a handicapped accessible living space and garage within the 100 FT front yard setback on the property identified as Parcel #884511400004 and located at 1779 Hancock Ave., Merville, IA. The addition is proposed to be built 47 FT from the front right-of-way line. The hardship is a result of not having an ideal location to expand the house to accommodate for their son's diagnosis within the zoning setbacks. The parcel is located in the SE ¼ of Section 11, T88N R45W (Merville Township), Agricultural Preservation (AP) Zoning District. The property is not located in the Special Flood Hazard Area (floodplain).
»	DISCUSSION/ACTION: PROPOSED RULES OF PROCEDURE FOR THE WOODBURY COUNTY BOARD OF ADJUSTMENT
»	DISCUSSION/ACTION: PROPOSED ZONING ORDINANCE AMENDMENT Planning and Zoning Commission and Board of Adjustment (Sections 2.01.4 & 5).
»	DISCUSSION: SOLAR ENERGY
6	PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA
7	BOARD MEMBER COMMENT OR INQUIRY
8	ADJOURN