



# WOODBURY COUNTY ZONING COMMISSION

**Monday, April 25, 2022 at 6:00 PM**

The Zoning Commission will hold a public meeting on **Monday, April 25, 2022 at 6:00 PM** in the 1<sup>st</sup> Floor Board of Supervisor's Meeting Room, Woodbury County Courthouse, 620 Douglas Street, Sioux City, IA. Please use the 7<sup>th</sup> 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 and public hearings on the agenda 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	
<b>1</b>	<b>CALL TO ORDER</b>
<b>2</b>	<b>ROLL CALL</b>
<b>3</b>	<b>PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA</b>
<b>4</b>	<b>APPROVAL OF MINUTES: February 28, 2022</b>
<b>5</b>	<b>ITEM(S) OF BUSINESS</b>
»	<p><b>PUBLIC HEARING: HUSEN ADDITION MINOR SUBDIVISION PROPOSAL</b>            A four-lot minor subdivision in a 10.90-acre portion of Section 5, T87N R47W (Liberty Township) in the NE¼ of the NE¼ on Parcel 874705200002. The parent parcel is located about 1320 FT east of Sergeant Bluff. The property is located in the Agricultural Preservation (AP) Zoning District with a portion in the Special Flood Hazard Area (Zone A – Floodplain). Applicant(s)/Property Owner(s): Dolf Ivener on behalf of Maxys Family Farm LLC / Brian and Bonnie Ivener Trust.</p>
»	<p><b>PUBLIC HEARING: ZONING ORDINANCE MAP AMENDMENT (REZONE) FROM AGRICULTURAL PRESERVATION (AP) TO THE AGRICULTURAL ESTATES (AE) ZONING DISTRICT PROPOSAL - MAXYS FAMILY FARM LLC / BRIAN AND BONNIE IVERNER TRUST</b>            Concurrently with the previous minor subdivision application, this proposal is to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District for 10.90-acres located in the NE¼ of the NE¼ of Section 5, T87N R47W (Liberty Township) in the County of Woodbury and State of Iowa. The property is located on Parcel #874705200002. Applicant(s)/Property Owner(s): Dolf Ivener on behalf of Maxys Family Farm LLC / Brian and Bonnie Ivener Trust.</p>
»	<p><b>PUBLIC HEARING: AL AND BARB CONCORD PLACE ADDITION MINOR SUBDIVISION PROPOSAL</b>            A three-lot minor subdivision in a 50.424-acre portion of Section 24, T89N R46W (Concord Township) in the SW ¼ of the NW ¼ and the SE ¼ of the NW ¼, and the SW ¼ of the NE ¼, on Parcels 894624100006 and 894624100009. The parent parcels are located about 2.5 miles northwest of Lawton and about 4 miles east of Sioux City. The properties are located in the Agricultural Preservation (AP) Zoning District and the Agricultural Estates (AE) Zoning District and a portion is located in the Special Flood Hazard Area (Zone A – Floodplain). Applicant(s)/Property Owner(s): Joint Revocable Living Trust of Alvin O. Zellmer and Barbara Zellmer and Keith H. Zellmer and Pamela J. Zellmer.</p>
»	<p><b>PUBLIC HEARING: ZONING ORDINANCE MAP AMENDMENT (REZONE) FROM AGRICULTURAL PRESERVATION (AP) TO THE AGRICULTURAL ESTATES (AE) ZONING DISTRICT PROPOSAL - JOINT REVOCABLE LIVING TRUST OF ALVIN O. ZELLMER AND BARBARA L. ZELLMER</b>            Concurrently with the previous minor subdivision application, this proposal is to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District for 39.56-acres located in the SW ¼ of the NW ¼ and the SE ¼ of the NW ¼, and the SW ¼ of the NE ¼ of Section 24, T89N R46W (Concord Township) in the County of Woodbury and State of Iowa. The property is located on Parcel #894624100009. Applicant(s)/Property Owner(s): Joint Revocable Living Trust of Alvin O. Zellmer and Barbara L. Zellmer</p>
»	<b>DISCUSSION: SOLAR ENERGY RESIDENTIAL AND COMMERCIAL</b>
<b>6</b>	<b>PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA</b>
<b>7</b>	<b>COMMISSIONER COMMENT OR INQUIRY</b>
<b>8</b>	<b>STAFF UPDATE</b>
<b>9</b>	<b>ADJOURN</b>