



WOODBURY COUNTY ZONING COMMISSION

Monday, May 23, 2022 at 6:00 PM

The Zoning Commission will hold a public meeting on **Monday, May 23, 2022 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 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

1	CALL TO ORDER
2	ROLL CALL
3	PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA
4	APPROVAL OF MINUTES: April 25, 2022
5	ITEM(S) OF BUSINESS
»	PUBLIC HEARING: WILLIAM'S THIRD STRIKE, SECOND ADDITION MINOR SUBDIVISION PROPOSAL A one-lot minor subdivision in a 3.59-acre portion of Section 3, T89N R46W (Concord Township) in the SE ¼ of the SW ¼ and the SW ¼ of the SE ¼ on Parcel 894603400006. The parent parcel is located about 3.4 miles east of Sioux City. The property is located in the Agricultural Preservation (AP) Zoning District and is not located in the floodplain. Property Owner(s): Mark E. Williams & Lori A. Williams, Property Address: 1741 110 th Street, Sioux City, IA 51106.
»	CONDITIONAL USE REVIEW: TEMPORARY BORROW PIT PROPOSAL (PARCEL #864430400005) A proposal for a temporary borrow site to remove earthen material from the property to transfer to Hornick for the completion of the Hornick Flood Protection Improvements Project. The request is to remove 63,000 cubic yards of material in a 4.7 acre cut area on Parcel #864430400005 which is a 25.8-acre parcel in Section 30, T86N R44W (Little Sioux Township) in the NE ¼ of the SE ¼. The property is located in the Agricultural Preservation (AP) Zoning District and is not located in the floodplain. The Land Use Summary Table in the Woodbury County Zoning Ordinance allows for a conditional use permit to be reviewed by the Zoning Commission and considered by the Board of Adjustment for this location. Property Owner(s): Brandon Burkhart and Samantha Burkhart.
»	DISCUSSION / INFORMATION: SOLAR ENERGY RESIDENTIAL AND COMMERCIAL
6	PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA
7	COMMISSIONER COMMENT OR INQUIRY
8	STAFF UPDATE
9	ADJOURN