



WOODBURY COUNTY BOARD OF ADJUSTMENT

Monday, July 7, 2025 at 5:00 PM

The Woodbury County Board of Adjustment will hold a public meeting on **Monday, July 7, 2025 at 5:00 PM** in the Board of Supervisors' meeting room in the Basement of the 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: 742 346 123#** during the meeting to listen or comment. It is recommended to attend in person as there is the possibility for technical difficulties with phone and computer systems.

AGENDA

1	CALL TO ORDER
2	ROLL CALL
3	PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA (INFORMATION ITEM)
4	APPROVAL OF PREVIOUS MEETING MINUTES (ACTION ITEM)
5	ITEM(S) OF ACTION / BUSINESS
»	PUBLIC HEARING: CONDITIONAL USE PERMIT APPLICATION (ACTION ITEM) FOR FIELD FOR COMPETITIVE ATHLETIC (BASEBALL FIELD FOR MORNINGSIDE UNIVERSITY) (PARCEL #884714300005) (ACTION ITEM). SUMMARY: Jason Reynoldson (Applicant) on behalf of Morningside University (Owner) has submitted a conditional use permit application to construct and operate a baseball stadium (field for competitive athletic) on the property identified as Parcel #884714300005. The facility will provide a dedicated space for organized sports, supporting health and wellness, community spirit, and opportunities for youth and adult leagues. The project's design will minimize environmental impact, incorporating features such as permeable surfaces, native landscaping, and noise/light control strategies. The development will also attract visitors, promote local businesses, and provide a gathering space for events, fostering economic growth and social interaction. The property is in the Agricultural Preservation (AP) Zoning District, where "fields for competitive athletic" are a conditional use under Section 3.03.4 of the Woodbury County Zoning Ordinance, subject to review by the Zoning Commission and approval by the Board of Adjustment. The property is located in T88N R47W (Woodbury Township), Section 14, SW ¼ of the SW ¼. The property abuts and is located south of Old Highway 141 and east of Buchanan Avenue and north of County Home Road just north of 1600 County Home Road, Sergeant Bluff, IA 51054. Owners/Applicants: Morningside University (Owner), 1501 Morningside Ave., Sioux City, IA 51106. / Jason Reynoldson (Applicant), 3600 Garretson Ave., Sioux City, IA 51106.
»	PUBLIC HEARING: CONDITIONAL USE PERMIT APPLICATION: FROM KEVIN HEISS (APPLICANT) OF RENT PROPERTIES LLC (OWNER) TO CONSTRUCT AND OPERATE AN OFF-PREMISE 14' X 48' LED BILLBOARD (DOUBLE-SIDED) ON PARCEL #884606100002 (ACTION ITEM). SUMMARY: Kevin Heiss, representing Rent Properties LLC, has submitted a conditional use permit (CUP) application to construct and operate a 14' x 48' LED billboard (double-sided) for off-premise advertising. The property is located in the N 2/3 of the N 1/2 of the NW 1/4, Section 6, Township 88N, Range 46W (Floyd Township), identified as Parcel 884606100002. It is proposed to be situated along the south side of Highway 20 and the east side of Charles Avenue. The property is in the General Commercial (GC) Zoning District, where "off-premise advertising signs (e.g. Billboards)" are classified as a conditional use under Section 3.03.4 and Section 5.02.8 of the Woodbury County Zoning Ordinance, subject to review by the Zoning Commission and approval by the Board of Adjustment. The property abuts and is located south of Highway 20 and east of Charles Avenue which is east of the property addressed at 1605 Charles Avenue, Lawton, IA 51030. Owner/Applicant: Kevin Heiss/Rent Properties, 204 Buckeye Circle, Lawton, IA 51030.

»	<p>PUBLIC HEARING: VARIANCE APPLICATION FROM KEVIN MORTON, 108 BIGELOW PARK ROAD, SALIX, IA 51052 FOR A SETBACK REDUCTION REQUEST ON PARCEL #874733376005 (ACTION ITEM).</p> <p>SUMMARY: Kevin Morton, at 108 Bigelow Park Road, Salix, IA 51052, seeks approval to construct a new garage behind an existing garage that is requested to be set back four (4) feet from the existing garage. The property owner has filed this variance application to seek relief from Section 4.12.5 of the Woodbury County Zoning Ordinance pertaining to "Accessory Buildings" which states "5. Detached accessory structures shall not be located closer to any other accessory or principal building than ten feet" (p. 46). The proposed garage size is approximately 24' x 16' and subject to changes. The property is located on a 0.44 acre lot identified as Parcel #874733376005 and is identified as Lot 5 in Block 1 in the Galland's Lakeview Second Sub-Division in Section 33 in T87N R47W (Liberty Township) and in the Suburban Residential (SR) Zoning District. The property abuts and is located on the south side of Bigelow Park Road and west of 275th Street. Owner/Applicant: Kevin L. Morton, 108 Bigelow Park Rd., Salix, IA 51052.</p>
6	PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA (INFORMATION ITEM)
7	STAFF UPDATE (INFORMATION ITEM)
8	BOARD MEMBER COMMENT OR INQUIRY (INFORMATION ITEM)
9	ADJOURN (ACTION ITEM)