



WOODBURY COUNTY ZONING COMMISSION

Monday, July 28, 2025 at 5:00 PM

The Zoning Commission will hold a public meeting on **Monday, July 28, 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 and public hearings on the agenda may attend in person or call: **(712) 454-1133** and enter the **Conference ID: 638 086 537#** 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 MINUTES FROM PREVIOUS MEETING(S) (ACTION ITEM)
5	ITEM(S) OF BUSINESS
»	REVIEW OF CONDITIONAL USE PERMIT APPLICATION (ACTION ITEM): FROM BRUCE SORENSEN (APPLICANT) OF THE BRUCE & ROCHELLE SORENSEN LIVING TRUST (OWNER) TO OPERATE A BORROW PIT FOR EARTH MATERIALS TO REMOVE A HILL AND CONSTRUCT A DRIVEWAY FOR ACCESS TO THE HILLTOP ON PARCEL #894531200004. SUMMARY: Bruce Sorensen, representing the Bruce & Rochelle Sorensen Living Trust, has applied for a conditional use permit from Woodbury County, Iowa, to remove a hill and construct a driveway for access to the hilltop, enabling future use as farmland or a building site. The project is classified as a borrow pit for earth materials under Section 3.03.4 of the Woodbury County Zoning Ordinance. The property is located at 2086 150th Street, Lawton, IA 51030 on Parcel #894531200004, within T89N R45W (Banner Township), Section 31, NE 1/4, Lot 4 of the Ridgeview II Subdivision. It spans 6.42 acres and is situated approximately half a mile northwest of Lawton and six miles east of Sioux City. The property is in the Agricultural Estates (AE) Zoning District, where "borrow pits for earth materials" are classified as 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.
»	REVIEW OF CONDITIONAL USE PERMIT APPLICATION (ACTION ITEM): 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. 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.
6	PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA (INFORMATION ITEM)
7	STAFF UPDATE (INFORMATION ITEM)
8	COMMISSIONER COMMENT OR INQUIRY (INFORMATION ITEM)
9	ADJOURN