



# WOODBURY COUNTY BOARD OF ADJUSTMENT

## Monday, August 4, 2025 at 5:00 PM

The Woodbury County Board of Adjustment will hold a public meeting on **Monday, August 4, 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 to conduct business and public hearings. 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 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	<b>CALL TO ORDER</b>
2	<b>ROLL CALL</b>
3	<b>PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA (INFORMATION ITEM)</b>
4	<b>APPROVAL OF PREVIOUS MEETING MINUTES (ACTION ITEM)</b>
5	<b>ITEM(S) OF ACTION / BUSINESS</b>
»	<p><b>PUBLIC HEARING: CONDITIONAL USE PERMIT APPLICATION FROM BRUCE SORENSEN (APPLICANT) OF THE BRUCE &amp; 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. (ACTION ITEM).</b></p> <p><b>SUMMARY:</b> Bruce Sorensen, representing the Bruce &amp; 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.</p>
»	<p><b>PUBLIC HEARING: VARIANCE APPLICATION FROM KEVIN HEISS (APPLICANT) OF RENT PROPERTIES LLC (OWNER) TO CONSIDER ALTERNATIVE LOCATIONS FOR A 14' X 48' DOUBLE-SIDED LED BILLBOARD ON PARCEL #884606100002, WHO REQUESTS TO REDUCE REQUIRED SEPARATIONS AND SETBACKS FROM OTHER OFF-PREMISE SIGNS AND ZONING DISTRICTS SUCH AS AE, NR, AND SR TO FACILITATE A CONDITIONAL USE PERMIT REQUEST IN THE NEXT AGENDA ITEM. (ACTION ITEM).</b></p> <p><b>SUMMARY:</b> Kevin Heiss, representing Rent Properties LLC, has submitted a variance application to consider alternative locations to construct and operate the off-premise 14' x 48' LED billboard (double-sided) as referenced in the next conditional use permit application agenda item. The variance request involves alternative locations on the same property which aim to reduce the required separations or setbacks in Section 5.02.8 of the Woodbury County Zoning Ordinance. Specifically, the applicant seeks these variance requests to reduce the zoning ordinance's required separation of 1000 ft between off-premise signs to a range anywhere between 1000 ft and 200 ft and the required separation of 1000 ft from AE (Agricultural Estates), NR (Non-Agricultural Residential), and SR (Suburban Residential) Zoning Districts to a range anywhere between 1000 ft and 200 ft which move them closer to the minimum General Commercial (GC) Zoning District minimum front yard setback requirement of 50 FT or more from the front lot line on the property located in T88N R46W (Floyd Township) in the N 2/3 of the N 1/2 of the NW 1/4, Section 6 and identified as Parcel #884606100002, and located in the General Commercial (GC) Zoning District and located in Special Flood Hazard Area - Zone A (floodplain). The property abuts the south side of Highway 20 and abuts the east side of Charles Avenue. Applicant(s)/Owner(s): Kevin Heiss (Applicant), 204 Buckeye Circle, Lawton, IA 51030 / Rent Properties LLC (Owner), 204 Buckeye Circle, Lawton, IA 51030.</p>

»	<p><b>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).</b></p> <p><b>SUMMARY:</b> 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>
6	<b>PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA (INFORMATION ITEM)</b>
7	<b>STAFF UPDATE (INFORMATION ITEM)</b>
8	<b>BOARD MEMBER COMMENT OR INQUIRY (INFORMATION ITEM)</b>
9	<b>ADJOURN (ACTION ITEM)</b>