



WOODBURY COUNTY ZONING COMMISSION

Monday, August 25, 2025 at 5:00 PM

The Zoning Commission will hold a public meeting on **Monday, August 25, 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 STEVEN SITZMANN (OWNER/APPLICANT) TO OPERATE A BORROW PIT FOR EARTH MATERIALS IN ORDER TO LEVEL THE PROPERTY FOR FUTURE DEVELOPMENT OF A HOME TO BE BUILT ON PARCEL #894608100010. SUMMARY: Steven Sitzmann has applied for a conditional use permit from Woodbury County, Iowa for a borrow pit in order to level the property for future development of a home to be built. 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 1546 110th Street, Sioux City, IA 51106/51108 on Parcel #894608100010, in the Agricultural Estates (AE) Zoning District, within T89N R46W (Concord Township), Section 8, in the R. Jacks Subdivision Lot 2 and a part of Lot 1 of the McBalt Subdivision. The property is 3.99 acres and is situated approximately 1.3 miles east of Sioux City on the south side of 110 th Street.
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