

Woodbury County Zoning Commission Meeting Minutes

Date: September 22, 2025

Time: 5:00 PM

Location: Board of Supervisors' Meeting Room, Basement, Woodbury County Courthouse, 620 Douglas Street, Sioux City, IA

MEETING AUDIO:

For specific content of this meeting, refer to the recorded video on the Woodbury County Zoning Commission "Committee Page" on the Woodbury County website:

- County Website Link:
 - o https://www.woodburycountyiowa.gov/committees/zoning_commission/
- YouTube Direct Link:
 - o <https://www.youtube.com/watch?v=biUhXICz0a4>

Attendees

- **Commissioners Present:** Chris Zellmer Zant – Chair, Tom Bride, Steve Corey, Jeff Hanson
- **Commissioner(s) Absent:** Corey Meister
- **Staff Present:** Dan Priestley – Zoning Coordinator, Dawn Norton – Senior Clerk, Laura Sievers – County Engineer
- **Public Attendees:** Dan LeFebvre

Call to Order

The Woodbury County Zoning Commission meeting was called to order by Chair Christine Zellmer Zant at approximately 5:00 PM on September 22, 2025. The Chair noted that the meeting would be audio taped, and minutes prepared for all parties. Attendees were asked to turn off cell phones or set them to vibrate and to complete the attendance sheet. The Chair reviewed the Commission's procedures for the meeting, including handling of agenda items, public hearings, staff reports, applicant presentations, public comments (requiring speakers to state name and address at the microphone, avoid repetitious comments, and remain respectful), closing statements, closing of hearings by motion and vote, deliberation, and disclosure of any ex parte communications prior to deliberation.

Roll Call

Chair Christine Zellmer Zant conducted a roll call, noting that Commissioners Christine Zellmer Zant, Tom Bride, Jeff Hanson, and Steve Corey were present. Commissioner Corey Meister was absent.

Public Comment on Matters Not on the Agenda

No public comments were received on matters not listed on the agenda, either in person or via phone.

Approval of Previous Meeting Minutes

The Commission reviewed the minutes from the previous meeting (August 25, 2025). No corrections or additions were noted. Commissioner Steve Corey made a motion to approve the minutes as presented, which was seconded by Commissioner Jeff Hanson. The motion passed unanimously with all Commissioners present voting "aye." (4-0)

Public Hearing: Consideration of Proposed LeFebvre Addition Minor Subdivision (Two Lots) Application on Parcel #884604100004 (1650 Delaware Avenue, Lawton, IA 51030)

The Chair opened the public hearing on the item.

Agenda Item: Public hearing to consider a recommendation to the Board of Supervisors on the proposed LeFebvre Addition minor subdivision application submitted by the LeFebvre Family Trust. The proposal seeks to divide a 6.75-acre parcel into two lots (Lot 1: 2.00 acres; Lot 2: 4.75 acres) for the future construction of a residence. The property is located in Section 4, T88N R46W (Floyd Township), in the Agricultural Preservation (AP) Zoning District, at 1650 Delaware Avenue, Lawton, IA 51030, approximately one mile west of Lawton and 4.5 miles east of Sioux City.

Staff Report: Dan Priestley presented the staff report, clarifying that this agenda item and the next (rezoning) are associated, with the subdivision enabling a future residence due to limitations on multiple houses in quarter-quarter sections. The proposed subdivision involves a 6.75-acre parcel in Floyd Township, currently zoned Agricultural Preservation (AP). All documentation, including plat closure, was reviewed and found compliant by the County Engineer's office. Staff recommended approval, with the condition that a separate recorded ingress/egress easement agreement be established for the shared driveway to ensure long-term stability regarding maintenance, repair, upkeep, and snow removal.

Applicant Comments: Dan LeFebvre from the LeFebvre Family Trust addressed the Commission, stating that the application was straightforward and offering no additional information unless questions arose. The representative was present to participate in the process.

Public Comments: No public comments were made, either in person or via phone.

Commission Discussion: No further questions, comments, or concerns were raised by the Commissioners.

Motion and Vote to Close Public Hearing: Commissioner Tom Bride moved to close the public hearing. Commissioner Jeff Hanson seconded the motion. The motion passed unanimously with all Commissioners present voting "aye." (4-0)

Motion and Vote: Commissioner Jeff Hanson moved to recommend approval of the LeFebvre Addition minor subdivision proposal to the Board of Supervisors, including the access easement condition as referenced in the staff report. Commissioner Steve Corey seconded the motion. The motion passed unanimously with all Commissioners present voting "aye." (4-0)

Action Taken: The Commission voted to recommend approval of the minor subdivision to the Board of Supervisors with the specified easement condition.

**Public Hearing: Consideration of Proposed Zoning Ordinance Map Amendment (Rezone)
Application from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE)
Zoning District on Parcel #884604100004 (1650 Delaware Avenue, Lawton, IA 51030)**

The Chair opened the public hearing on the item.

Agenda Item: Public hearing to consider a recommendation to the Board of Supervisors on the proposed rezoning application submitted by the LeFebvre Family Trust. The proposal seeks to rezone a 6.75-acre parcel from Agricultural Preservation (AP) to Agricultural Estates (AE) to accommodate a future residence on Lot 1 of the proposed LeFebvre Addition. The property is located at 1650 Delaware Avenue, Lawton, IA 51030, in the SW ¼ of the NW ¼ of Section 4, T88N R46W (Floyd Township).

Staff Report: Dan Priestley presented the staff report, noting that the rezoning is required for the future residence and aligns with the previous subdivision item. The parcel is the same as previously discussed (#884604100004). Staff recommended approval.

Applicant Comments: The applicant had left the meeting after the previous item and was not present for additional comments.

Public Comments: No public comments were made, either in person or via phone.

Commission Discussion: Commissioner Tom Bride addressed a potential concern about AE zoning bordering commercial areas, noting that this aligns with the future land use map, which anticipated such configurations. No other questions, comments, or concerns were raised.

Motion and Vote to Close Public Hearing: Commissioner Tom Bride moved to close the public hearing. Commissioner Steve Corey seconded the motion. The motion passed unanimously with all Commissioners present voting "aye." (4-0)

Motion and Vote: Commissioner Tom Bride moved to recommend approval of the zoning ordinance map amendment to rezone Parcel #884604100004 from Agricultural Preservation (AP) to Agricultural Estates

(AE) to the Board of Supervisors. Commissioner Jeff Hanson seconded the motion. The motion passed unanimously with all Commissioners present voting "aye." (4-0)

Action Taken: The Commission voted to recommend approval of the rezoning to the Board of Supervisors.

Public Hearing: Consideration of Zoning Ordinance Text Amendments for Public Service Garage Conditional Use in the Agricultural Preservation (AP) Zoning District and/or the Agricultural Estates (AE) Zoning District

The Chair opened the public hearing on the item.

Agenda Item: Public hearing to consider recommendations to the Board of Supervisors on proposed amendments to Article 3, Section 3.03-4 of the Woodbury County Zoning Ordinance (Page 39). The amendments would change "Public service garage" from prohibited ("--") to conditional use ("C") in the AP and/or AE Zoning Districts, allowing such uses (e.g., for police, fire, emergency, or county engineer facilities) subject to review by the Zoning Commission and approval by the Board of Adjustment.

Staff Report: Dan Priestley presented the staff report, explaining that the amendments were directed by the Board of Supervisors to address needs for public facilities in AP and AE areas, which often surround communities. Historical rezoning to Limited Industrial (LI) for existing facilities was noted, but future rezoning could lead to spot zoning issues conflicting with the Comprehensive Plan. Conditional use permits provide better control, allowing site-specific review without permanent district changes. The proposal includes both AP and AE for flexibility, with public notification conducted via newspapers. Staff recommended approval for both districts to maintain oversight and protect neighborhoods.

Public Comments: Laura Sievers, Woodbury County Engineer, addressed the Commission, explaining that public service garages (e.g., secondary roads shops) abut commercial and residential properties without complaints in her experience. She noted placements in Lyon County and emphasized the need for locations near communities for efficient services like snow removal, avoiding economic development sites. This amendment would provide legal options for future relocations.

Commission Discussion: Commissioners discussed preempting future needs with conditional use availability, preferring it over rezoning to avoid unintended uses if ownership changes. They favored including both AP and AE for flexibility, site-specific review, and resident input via public hearings.

Motion and Vote to Close Public Hearing: Commissioner Jeff Hanson moved to close the public hearing. Commissioner Steve Corey seconded the motion. The motion passed unanimously with all Commissioners present voting "aye." (4-0)

Motion and Vote: Commissioner Jeff Hanson moved to recommend approval of the zoning ordinance text amendment for public service garage as a conditional use in the AP and AE Zoning Districts as presented to the Board of Supervisors. Commissioner Steve Corey seconded the motion. The motion passed unanimously with all Commissioners present voting "aye." (4-0)

Additional Discussion: Dan Priestley noted that the draft ordinance language in the packet would be forwarded, with potential adjustments for page numbers or corrections.

Action Taken: The Commission voted to recommend approval of the text amendments to the Board of Supervisors.

Public Hearing: Consideration of Zoning Ordinance Text Amendments to Establish Maximum Dimensions for Accessory Dwelling Units (ADUs) and Permit ADUs That Do Not Comply with Iowa Code 331.301(27)(a)(1) to Align with Primary Dwellings in a County Without Adopted Building Codes; to Add Utility Scale Solar Energy Systems to the Public Notification Subsection and Correct the Referenced Subsection to Telecommunication Towers; to Align Telecommunication Tower Applications with State Code by Removing Colocation Requirements; and to Correct the Road Use and Repair Agreement Reference in the Utility Scale Solar Section

The Chair opened the public hearing on the item.

Agenda Item: Public hearing to consider recommendations to the Board of Supervisors on housekeeping amendments: (1) Establish ADU dimensions (max 1,000 sq ft or 50% of principal dwelling) and align with primary dwellings without building codes (Section 4.04-2); (2) Add utility-scale solar to public notification (Section 2.02-1 B(1)(e)) and correct telecommunication tower reference to Section 5.05; (3) Remove colocation requirements for towers (Sections 5.05-1, 5.05-5 B) to comply with Iowa Code 8C; (4) Correct road use reference in utility-scale solar (Section 5.08-9 B) from 6.1 to 5.08-9 A; plus related edits for clarity.

Staff Report: Dan Priestley presented the staff report, describing the amendments as housekeeping to fix inconsistencies. For ADUs, prior adoption tied to state code created enforcement disparities; new language adds dimensions for consistency without exempting Iowa Code. Solar notification adds one-mile radius, correcting references. Tower colocation removal aligns with Iowa Code 8C preemption. Solar road use reference is a correction. Public notice was provided, with no major comments received.

Public Comments: No public comments were made, either in person or via phone.
Commission Discussion: No questions or comments were raised.

Motion and Vote to Close Public Hearing: Commissioner Jeff Hanson moved to close the public hearing. Commissioner Tom Bride seconded the motion. The motion passed unanimously with all Commissioners present voting "aye." (4-0)

Motion and Vote: Commissioner Tom Bride moved to recommend approval of the draft amendments as presented on pages 55 through 57 of the packet (Amendments 1 through 4), with the understanding that page numbers or minor adjustments may be needed. Commissioner Jeff Hanson seconded the motion. The motion passed unanimously with all Commissioners present voting "aye." (4-0)

Additional Discussion: A letter would convey the recommendation to the Supervisors.

Action Taken: The Commission voted to recommend approval of the text amendments to the Board of Supervisors.

Public Comment on Matters Not on the Agenda

No additional public comments were received on matters not listed on the agenda, either in person or via phone.

Staff Update

Dan Priestley provided the following updates:

- Upcoming Board of Supervisors Hearings: Public hearings on the LeFebvre subdivision/rezoning and text amendments are scheduled for early October (likely October 7, 14, and 21 at 4:30 PM meetings). Supervisors may waive readings based on activity levels.

Commissioner Comment or Inquiry

No Commissioners offered additional comments or inquiries.

Adjournment

Commissioner Tom Bride moved to adjourn the meeting, seconded by Commissioner Jeff Hanson. The motion passed unanimously with all Commissioners present voting "aye." (4-0) The meeting adjourned at approximately 5:39 PM.

Appendix

None