



WOODBURY COUNTY ZONING COMMISSION

Monday, November 24, 2025 at 5:00 PM

You are hereby notified that a meeting of the Woodbury County Zoning Commission will be held on **Monday, November 24, 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, Iowa, for the purpose of taking official action on the agenda items shown hereinafter and for such other business that may properly come before the Commission. 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 (ACTION ITEMS)
»	PUBLIC HEARING: CONSIDERATION OF PROPOSED <i>BROSAMLE ADDITION</i> MINOR SUBDIVISION (TWO LOTS) APPLICATION ON PARCELS #884501200002, #884501200004, #884501200005, AND #884501200006 FROM BROSAMLE FARMS, LLC. (ACTION ITEM) SUMMARY: The Woodbury County Zoning Commission will hold this public hearing to consider a recommendation to the Board of Supervisors for a proposed minor subdivision application: to be known as <i>Brosamle Addition</i>. Brosamle Farms, LLC has submitted an application for a two-lot minor subdivision. The proposed subdivision includes a division of 150.57 acres from four government lots into two lots: Lot 1, consisting of 126.23 total acres, and Lot 2, consisting of 24.34 total acres. The subject properties, identified as Parcels #884501200002, #884501200004, #884501200005, and #884501200006, are located in Section 1, T88N R45W (Moville Township), within Government Lots 5, 6, 7, and 8. The properties are located within the Agricultural Preservation (AP) Zoning District. The properties are located about two miles southeast of Moville, south of 160th Street and west of Ida Avenue.
»	PUBLIC HEARING: CONSIDERATION OF PROPOSED <i>252ND OVERLOOK</i> MINOR SUBDIVISION (FIVE LOTS) APPLICATION ON PARCEL #874624200011 (2374 252ND, HORNICK, IA 51026) FROM DOUG SKINNER OF SKINNER HOLDINGS, LLC. (ACTION ITEM) SUMMARY: The Woodbury County Zoning Commission will hold this public hearing to consider a recommendation to the Board of Supervisors for a proposed minor subdivision application: to be known as <i>252nd Overlook</i>. Doug Skinner of Skinner Holdings LLC has submitted an application for a minor subdivision and an application for a Zoning Ordinance Map Amendment to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. The proposed subdivision, named <i>252nd Overlook</i> is for a 36.50-acre portion of the property located in the Southeast quarter of the Northwest quarter (SE1/4-NW1/4), Northeast quarter of the Southwest quarter (NE1/4-SW1/4), and Northwest quarter of the Southeast quarter (NW1/4-SE1/4) of Section 24, Township 87 North, Range 46 West of the 5th P.M., Woodbury County, Iowa. The property is known as GIS Parcel #874624200011. The property is situated at 2374 252nd St., Hornick, IA 51026, approximately seven miles east of Salix and seven miles north of Hornick, east of Old Highway 141, west of Franklin Avenue, and on the south side of 252nd Street. Additionally, Doug Skinner (Skinner Holdings LLC) has applied for a Zoning Ordinance Map Amendment to rezone the aforementioned property from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. This rezoning is proposed to accommodate the future development of the lots, which is required under Section 3.01.1 B of the Woodbury County Zoning Ordinance.

»	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 #874624200011 FROM DOUG SKINNER OF SKINNER HOLDINGS, LLC. (2374 252ND, HORNICK, IA 51026) (ACTION ITEM) SUMMARY: Pursuant to Section 335 of the Code of Iowa, the Woodbury County Zoning Commission will hold this public hearing to consider the application for a recommendation to the Board of Supervisors for a Zoning Ordinance Map Amendment (Rezone) to the Woodbury County Zoning Ordinance and/or Map for the Unincorporated Area of Woodbury County Iowa by Doug Skinner of Skinner Holdings LLC, 300 Centennial Dr. Ste. 295, North Sioux City, SD 57049. The proposal is to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District for a 36.50-acre portion of the property located in the Southeast quarter of the Northwest quarter (SE1/4-NW1/4), Northeast quarter of the Southwest quarter (NE1/4-SW1/4), and Northwest quarter of the Southeast quarter (NW1/4-SE1/4) of Section 24, Township 87 North, Range 46 West of the 5th P.M., Woodbury County, Iowa. The property is known as GIS Parcel #874624200011. The property is situated at 2374 252nd St., Hornick, IA 51026, approximately seven miles east of Salix and seven miles north of Hornick, east of Old Highway 141, west of Franklin Avenue, and on the south side of 252nd Street. Additionally, Doug Skinner (Skinner Holdings LLC) has applied for a minor subdivision to establish five lots on the property as referenced in the previous agenda item.
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

Subject to Additions/Deletions