

## Woodbury County Zoning Commission Meeting Minutes

**Date:** January 26, 2026

**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/](https://www.woodburycountyiowa.gov/committees/zoning_commission/)
- YouTube Direct Link:
  - o <https://www.youtube.com/watch?v=ZYst2CNDs2g>

### Attendees

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

### Call to Order

The Woodbury County Zoning Commission meeting was called to order by Chair Christine Zellmer Zant at approximately 5:00 PM on January 26, 2026. 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 Tom Bride and Steve Corey were absent.

### Election of Chair of the Zoning Commission for 2026 (Action Item)

- **Nomination:** Commissioner Corey Meister nominated Chris Zellmer Zant for Chair.
- **Second:** The motion was seconded by Jeff Hanson
- **Vote:** The motion passed unanimously (3-0). Chris Zellmer Zant accepted the position.

### Election of Vice-Chair of the Zoning Commission for 2026 (Action Item)

- **Nomination:** Commissioner Corey Meister nominated Tom Bride for Vice-Chair.
- **Second:** The motion was seconded by Commissioner Jeff Hanson.
- **Vote:** The motion passed unanimously (3-0).

### 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 previous meeting meetings from December 22, 2026 were not voted on and deferred to the next month for consideration.

**Public Hearing: Consideration of Proposed Riordan Addition Minor Subdivision (One Lot)  
Application on Parcel #894208100002**

The Chair opened the public hearing on the item.

- **Agenda Item:** Consideration of a one-lot minor subdivision application for the "Riordan Addition" on parcel #894208100002 from David and Kim Riordan of the Donald D. and Beverly L. Riordan Trust.
- **Staff Report:** Dan Priestley presented the report, stating the applicants seek to divide 7.92 acres from a parcel in Union Township, located in the Agricultural Preservation (AP) district. The proposal was properly noticed, and stakeholders were notified. The County Engineer found the proposal in compliance, with a note regarding future access coordination.
- **Applicant Comments:** Representative Pat Bicket addressed the Commission, confirming that the owners had contacted the County Engineer's office regarding a field entrance for the remaining farm ground and that a location had been determined.
- **Public Comments:** No public comments were received at the meeting.
- **Motion and Vote to Close Public Hearing:** Commissioner Jeff Hanson moved to close the public hearing, seconded by Commissioner Corey Meister. The motion passed unanimously (3-0).
- **Motion and Vote:** Commissioner Jeff Hanson moved to recommend approval of the one-lot minor subdivision to the Board of Supervisors. Commissioner Corey Meister seconded the motion.
- **Action Taken:** The motion passed unanimously (3-0).

**Review of the Zoning Commission's Rules of Procedures for Any Potential Changes (Action Item)**

The Commission reviewed the current rules of procedure.

- **Discussion:** Dan Priestley noted this was a routine annual review with no requested changes from the Board of Supervisors. The Commission members agreed the current rules have worked effectively for years.
- **Action Taken:** No changes were proposed or made.

**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 several updates:

- **Open Meetings Law Training:** The legislature passed new training requirements for board members. While existing members are "grandfathered in," Priestley developed an internal training course that Linn County previously used. However, recent administrative changes may require third-party training (e.g., Iowa State). He emphasized the seriousness of the law and potential financial consequences for non-compliance.
- **252nd Overlook Edition Update:** The Board of Supervisors denied the rezone for this addition but approved the plat with a three-house condition and specific restrictions.

**Commissioner Comment or Inquiry**

No Commissioners offered additional comments or inquiries.

**Adjournment**

Commissioner Corey Meister moved to adjourn the meeting, seconded by Commissioner Jeff Hanson. The motion passed unanimously with all Commissioners present voting "aye." (3-0) The meeting adjourned at approximately 5:15 PM.