

NOTICE OF MEETING OF THE WOODBURY COUNTY BOARD OF ADJUSTMENT



**WOODBURY COUNTY
BOARD OF ADJUSTMENT**

Monday, April 6, 2026 at 5:00 PM

The Woodbury County Board of Adjustment will hold a public meeting on **Monday, April 6, 2026 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 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 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	CALL TO ORDER
2	ROLL CALL
3	PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA (INFORMATION ITEM)
4	APPROVAL OF PREVIOUS MEETING(S) MINUTES (ACTION ITEM)
5	ITEM(S) OF ACTION / BUSINESS
»	PUBLIC HEARING (ACTION ITEM): CONDITIONAL USE PERMIT APPLICATION - TEMPORARY BORROW PIT (BORROW SITE) FOR EXTRACTION AND SUPPLY OF EARTH MATERIALS FOR THE I-29 / 235TH STREET (SOUTHBRIDGE) INTERCHANGE PROJECT , INCLUDING APPROXIMATELY 400,000 CUBIC YARDS OF MATERIAL WITH OPERATIONS TENTATIVELY SCHEDULED FROM SPRING 2026 THROUGH FALL 2027 (AND SUBJECT TO CHANGES THROUGHOUT THE REVIEW PROCESS), ON PARCELS #874707200001 AND #874707200002, LOCATED AT OR NEAR 2257 PORT NEAL ROAD, SERGEANT BLUFF, IOWA 51054. SUMMARY: The Woodbury County Board of Adjustment will hold this public hearing, pursuant to Section 335 of the Code of Iowa, to consider a conditional use permit application submitted by Peterson Contractors, Inc. (Applicant), on behalf of the property owners Kimmel Family Farms LLC, Kent W. Ivener Living Trust, and Maxys Family Farm LLC. The application requests approval for a temporary borrow site (borrow pit) to extract and supply soil material for the I-29 / 235th Street (Southbridge) Interchange Project. The applicant has indicated a need for approximately 400,000 cubic yards of material, with operations proposed to support construction tentatively scheduled from Spring 2026 through Fall 2027; however, the final volume, duration, and operational details remain subject to modification, conditions, or adjustments as determined through the review process and any approval granted by the Board of Adjustment. The affected property consists of Parcels 874707200001 (approximately 38.95 acres) and 874707200002 (approximately 21.27 acres), totaling approximately 60.22 acres, located at or near 2257 Port Neal Road, Sergeant Bluff, Iowa 51054 (no formal address assigned), in the General Industrial (GI) Zoning District, within Liberty Township (T87N R47W), Section 7 in the Northeast Quarter (NE ¼). The property is located west of Port Neal Road and north of 235th Street. The property is currently used for agriculture. The project is classified as a borrow pit for earth materials under Section 3.03.4 of the Woodbury County Zoning Ordinance. The applicant is Peterson Contractors, Inc., PO Box A, Reinbeck, IA 50669. The owners are Kimmel Family Farms LLC, Kent W. Ivener Living Trust, and Maxys Family Farm LLC, 111 Doral Ln, Dakota Dunes, SD 57049.
»	PUBLIC HEARING (ACTION ITEM): CONSIDERATION OF A VARIANCE APPLICATION FROM ROBERT SWEATT ON BEHALF OF THE PROPERTY OWNERS, ROBERT SWEATT AND DEBORAH SWEATT WHO SEEK RELIEF TO MEASURE THE FRONT YARD SETBACK FROM THE FRONT LOT LINE (RIGHT-OF-WAY LINE) ALONG 250TH STREET ON A LEGAL NONCONFORMING LOT INSTEAD OF THE REQUIREMENTS OF A FLAG LOT FOR THE PURPOSES OF BUILDING A SINGLE-FAMILY DWELLING (HOUSE) AND ACCESSORY BUILDING ON PARCEL #874617300004 AT 1911 250TH ST., SALIX, IOWA 51052. SUMMARY: The Woodbury County Board of Adjustment will hold this public hearing under Section 335 of the Code of Iowa to consider a variance application submitted by Robert Sweatt on behalf of the property owners, Robert Sweatt and Deborah Sweatt. The application pertains to the parcel numbered 874617300004, consisting of approximately 1.18 acres (excluding rights-of-way) at 1911 250th St., Salix, Iowa 51052, located in Grange Township, T87N R46W, Section 17, in the SW ¼ of the SW ¼, in the Agricultural Estates (AE) Zoning District. The property is situated on a corner lot and lies within the Special Flood Hazard Area (SFHA) - Zone A of the floodplain. The applicants seek to construct a single-family residence and an accessory building (shed) on the property. They request relief from Section 4.03.5 of the Woodbury County Zoning Ordinance, which states that for flag lots, the

	<p>required front yard shall be measured from the point back from the street lot line that the lot width meets the minimum lot width requirement for the zoning district. The lot has frontage on 250th Street of less than the 200 feet required under Section 3.04: Zoning District Dimensional Standards for the AE Zoning District (which also requires a minimum lot area of 2 acres). The lot is also below the 2-acre minimum. However, the lot is considered a "Legal Nonconforming Lot of Record" under Section 4.02.3, which provides that in any zoning district in which single-family dwellings are permitted, a single-family residence may be erected on a legal nonconforming lot of record provided that no additional nonconformity is created. The variance is requested to allow measurement of the front yard setback from the 250th Street right-of-way (rather than from the Dallas Avenue right-of-way) to facilitate the proposed construction. Property constraints limiting placement options include the parcel size, the corner lot location, and the property's position in the Special Flood Hazard Area (SFHA) - Zone A of the floodplain (with associated floodplain regulations under Section 5.03 of the Zoning Ordinance potentially affecting buildable areas, elevations, and development standards). Applicant/Owners: Robert Sweatt (Applicant/Owner) and Deborah Sweatt (Owner), 1911 250th St., Salix, Iowa 51052.</p>
	<p>PUBLIC HEARING (ACTION ITEM): CONSIDERATION OF A VARIANCE APPLICATION FROM TRACY C. KAMRADT AND JASON M. KAMRADT FOR AN ACCESSORY BUILDING (SHED) TO BE BUILT CLOSER TO THE FRONT LOT LINE (RIGHT-OF WAY LINE) AND IN FRONT OF THE PRINCIPAL STRUCTURE (HOUSE) IN THE AGRICULTURAL ESTATES (AE) ZONING DISTRICT ON PARCEL #864712300007 AT 3007 CASS AVENUE, SALIX, IOWA. SUMMARY: The Woodbury County Board of Adjustment will hold the public hearing under Section 335 of the Code of Iowa to consider a variance application submitted by the property owners, Tracy C. Kamradt and Jason M. Kamradt. The application pertains to their parcel numbered 864712300007, which consists of 5.81 acres and is situated at 3007 Cass Avenue in Salix, Iowa 51052. The applicants seek approval to construct an accessory building/structure, specifically a shed measuring approximately 40' x 30' x 12'4" with possible adjustments to dimensions during and throughout the review process, on their property located in the Agricultural Estates (AE) Zoning District. To do so, they request relief from two provisions of the Woodbury County Zoning Ordinance. First, they seek a variance from Section 4.12.3 concerning accessory buildings, which prohibits such structures from being located closer to the front lot line than the front edge of the principal dwelling or twice the required front yard setback, whichever is shorter. Second, they request a reduction of the front yard setback mandated by Section 3.04 for the AE Zoning District, which requires a minimum of 75 Feet from the front right-of-way line or lot line. The applicants propose placing the shed closer to the front lot line than the existing principal dwelling and establishing a front yard setback of 20 Feet or less. A substantial portion of the property falls within the Special Flood Hazard Area designated as Flood Zone AE, which significantly constrains the available buildable area. The property is located in Lakeport Township, Township 86 North Range 47 West, Section 12, in the southeast quarter of the southwest quarter, encompassing portions of Government Lot 1 and Lot A of Sand Hill Lake. It lies east of Interstate 29 and west of Cass Avenue, approximately two miles south of Salix and three miles north of Sloan. The owners and applicants are Tracy C. Kamradt and Jason M. Kamradt, 3007 Cass Avenue, Salix, Iowa 51052.</p>
	<p>PUBLIC HEARING (ACTION ITEM): CONSIDERATION OF A VARIANCE APPLICATION FROM SHAUGHN M. BENSON AND SHAWNA M. BENSON FOR AN ACCESSORY BUILDING/MACHINE SHED TO BE BUILT CLOSER TO THE FRONT LOT LINE (RIGHT-OF WAY LINE) WITH REDUCED FRONT YARD SETBACK AND IN FRONT OF THE PRINCIPAL STRUCTURE (HOUSE) IN THE AGRICULTURAL PRESERVATION (AP) ZONING DISTRICT ON PARCEL #894313300001 AT 1248 LENOX AVE., PIERSON, IOWA 51048. SUMMARY: The Woodbury County Board of Adjustment will hold this public hearing under Section 335 of the Code of Iowa to consider a variance application submitted by the property owners, Shaughn M. Benson and Shawna M. Benson. The application pertains to their parcel numbered 894313300001, consisting of 11.85 acres at 1248 Lenox Ave., Pierson, Iowa 51048. The applicants seek to construct an accessory building/machine shed measuring 40' x 80' x 28' total height (subject to possible adjustments during review) on property in the Agricultural Preservation (AP) Zoning District. They request relief from: (1) Section 4.12.3 of the Woodbury County Zoning Ordinance, prohibiting accessory structures closer to the front lot line than the front edge of the principal dwelling or twice the required front yard setback (whichever is shorter); and (2) Section 3.04, requiring a 100-foot front yard setback in the AP Zoning District. The proposal places the shed closer to the front lot line than the house and at a setback of 50 feet or less. Property constraints (rolling hills/elevation changes, north wooded grove, south fruit trees, southeast septic/leach field, existing buildings including home/barn/lower shed/corn crib, and two creeks with low/flood-prone areas) limit placement options. The property lies in Rutland Township, T89N R43W, including the SW ¼ of the SW ¼ and NW ¼ of the SW ¼. Owners/applicants: Shaughn M. Benson and Shawna M. Benson, 1248 Lenox Ave., Pierson, Iowa 51048.</p>
6	PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA (INFORMATION ITEM)
7	STAFF UPDATE (INFORMATION ITEM)
8	BOARD MEMBER COMMENT OR INQUIRY (INFORMATION ITEM)
9	ADJOURN (ACTION ITEM)