

## Woodbury County Zoning Commission Special Meeting Minutes

**Date:** May 27, 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=EzhNpTAX4Y0>

### Attendees

- **Commissioners Present:** Chris Zellmer Zant – Chair, Tom Bride – Vice Chair, Corey Meister, Steve Corey
- **Staff Present:** Dan Priestley – Zoning Coordinator, Dawn Norton – Senior Clerk
- **Public Attendees:** Bill Smith

### Call to Order

The Woodbury County Zoning Commission special meeting was called to order by Chair Christine Zellmer Zant at approximately 5:00 PM on May 27, 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. Commissioners Christine Zellmer Zant, Tom Bride, Corey Meister, and Steve Corey were present. Commissioner Jeff Hanson 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 on March 23, 2026.

- Commissioner Tom Bride made a motion to approve the minutes as presented. The motion was seconded by Commissioner Steve Corey. The vote was taken, with all in favor saying "aye". No one opposed it. The motion passed with a vote of 4-0 (4 ayes, 0 nays).

**Public Hearing: Zoning Ordinance Map Amendment (Rezoning) from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District on Parcel #874727200011. Applicant: William J. Smith. Property Address: 2634 Buchanan Ave., Salix, IA 51052.**

Chair Christine Zellmer Zant opened the public hearing.

Zoning Coordinator Daniel Priestley presented the staff report on the zoning ordinance map amendment (rezoning) application. The application, submitted by William J. Smith, requests rezoning of the 16.96-acre property identified as Parcel #874727200011, located in Liberty Township (T87N R47W), Section 27, from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. The

property is located on the east side of Buchanan Avenue and the west side of the Union Pacific Railroad property and Old Highway 75.

The staff recommendation is approval. The proposal is consistent with the Woodbury County Comprehensive Plan 2040, including the Future Land Use Map designation of "Rural Residential." The rezone is necessary to comply with the density limitations in the AP district (no more than two residences per quarter-quarter section), as two single-family dwellings already exist in the relevant quarter-quarter section. The AE district allows for the proposed residential use while maintaining compatibility with surrounding agricultural and rural residential character. No significant adverse comments were received from neighboring property owners or stakeholders. A Magellan pipeline easement exists on the property, which will be addressed administratively during the building permit process.

William J. Smith (Bill Smith), the applicant, was present and addressed the Commission. He confirmed his intent to build a single-family home on the property.

Commissioners had no further questions for the applicant or staff.

There were no additional public comments.

Commissioner Tom Bride made a motion to close the public hearing. The motion was seconded by Commissioner Corey Meister. The motion passed unanimously (4-0).

Commissioner Tom Bride commented that the easement with the pipeline has really nothing to do with the rezone issue and would be spelled out within the easement between the landowner and the company.

Commissioner Tom Bride then made a motion to recommend approval of the rezone from Agricultural Preservation (AP) to Agricultural Estates (AE) to the Board of Supervisors. Commissioner Steve Corey seconded the motion. No further discussion. All in favor voted "aye" (unanimous, 4-0). No oppositions.

Priestley noted that the Board of Supervisors will hold public hearings on the application on June 9, 16, and 23, 2026.

#### **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 updates:

- Open Meetings Law Training: Priestley is now credentialed to administer the training. He proposed scheduling the Iowa Public Information Board training for the Zoning Commission (and potentially the Board of Adjustment) following a future meeting (June 22, 2026).
- Priestley also discussed ongoing staff review of the certified abstractor listing requirements and notification distances in the Zoning Ordinance (particularly for telecommunication towers and other conditional uses) to ensure consistency with current practices and Iowa Code. He noted this is for research purposes and may lead to future ordinance update discussions.

#### **Commissioner Comment or Inquiry**

No Commissioners offered additional comments or inquiries.

#### **Adjournment**

Commissioner Corey Meister moved to adjourn the meeting, seconded by Commissioner Steve Corey. The motion passed unanimously with all Commissioners present voting "aye." (5-0) The meeting adjourned at approximately 5:20 PM.