

NOTICE OF MEETING OF THE WOODBURY COUNTY ZONING COMMISSION



WOODBURY COUNTY ZONING COMMISSION

Monday, July 27, 2026 at 5:00 PM

You are hereby notified that a meeting of the Woodbury County Zoning Commission will be held on **Monday, July 27, 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, 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 (ACTION ITEM): PROPOSED MINOR SUBDIVISION (Parcel #894227300022) - TO BE KNOWN AS KNAACK ADDITION. Scott A. Knaack, Trustee of the Cheryl Knaack Patrick Irrevocable Trust (with Brad Knaack as applicant contact), has submitted an application for a two-lot minor subdivision to be known as the Knaack Addition. The applicants seek to divide approximately 13.80 acres (11.84 acres excluding county right-of-way) from Parcel #894227300022, located in the Southwest Quarter (SW ¼) of Section 27, Township 89 North, Range 42 West of the 5th Principal Meridian (Union Township). The property is located within the Agricultural Preservation (AP) Zoning District. The property is located on Osceola Avenue at 1441 Osceola Ave., Correctionville, IA 51016, in Union Township, north of the intersection of Osceola Avenue and 150th Street and northwest of Correctionville. Applicant(s)/Owner(s): Scott A. Knaack, Trustee of the Cheryl Knaack Patrick Irrevocable Trust, Mailing Address: 1441 Osceola Ave., Correctionville, IA 51016. Property Address: 1441 Osceola Ave., Correctionville, IA 51016.
»	PUBLIC HEARING (ACTION ITEM): PROPOSED MINOR SUBDIVISION (Parcel #864632400010) - TO BE KNOWN AS TWISTED TIMBER ACRES ADDITION. Jason Silbernagel and Clara J. Silbernagel have submitted an application for a two-lot minor subdivision to be known as the Twisted Timber Acres Addition. The applicants seek to divide approximately 6.32 acres (5.81 acres excluding county right-of-way) from Parcel #864632400010, located in the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section 32, Township 86 North, Range 46 West of the 5th Principal Meridian (Sloan Township). The property is located within the Agricultural Preservation (AP) Zoning District. The property is located on Dillon Avenue at 3375 Dillon Ave., Sloan, IA 51055, in Sloan Township, just north of the point where Dillon Avenue meets 340th Street, and south of Sloan. Applicant(s)/Owner(s): Jason Silbernagel and Clara J. Silbernagel, Mailing Address: 3375 Dillon Ave., Sloan, IA 51055. Property Address: 3375 Dillon Ave., Sloan, IA 51055.

»	REVIEW OF CONDITIONAL USE PERMIT APPLICATION (Parcel 894435100005) (ACTION ITEM): Review of a conditional use permit application submitted by Croell, Inc. (Paving Division) (Applicant), on behalf of the property owner Countryman James D. Revocable Trust. The application requests approval to establish and operate a temporary portable concrete batch plant (Rex Model S portable unit, silos, storage pils, aggregate stockpiles, etc.) to support the Iowa DOT Highway 20 Reconstruction Project. The applicant has indicated that all equipment will be removed and the site restored to agricultural use upon completion of the project; however, the final duration, operational details, and conditions remain subject to modification or adjustments as determined through the review process and any approval granted by the Board of Adjustment. The affected property consists of Parcel 894435100005, approximately 36.30 acres, located at 1536 Ida Avenue, Merville, Iowa 51039, in the Agricultural Preservation (AP) Zoning District, within Arlington Township (T89N R44W), Section 35 in the Southwest Quarter of the Northwest Quarter (SW ¼ NW ¼). The property is located north of Highway 20 and east of Ida Avenue. The property is currently used for agricultural farmland. The project is classified as a conditional use for a temporary concrete batch plant under Section 3.03.4 of the Woodbury County Zoning Ordinance. The applicant is Croell, Inc., Paving Division, 2010 Kenwood Avenue, New Hampton, IA 50659. The owner is Countryman James D. Revocable Trust, 2957 150th Street, Merville, IA 51039-8096.
»	OFFICIAL POSTING OF ZONING COMMISSION AGENDAS LOCATION(S) (ACTION ITEM): Consideration and approval to designate the doors with the glass windows at the former Douglas Street public entrance/current emergency exit as an official posting location for Zoning Commission agendas and notices, and to continue designating the bulletin board inside the north entrance of the Woodbury County Courthouse for that same purpose, and to reaffirm woodburycountyiowa.gov as the county's primary internet presence for such postings, in compliance with House File 2490.
»	RECEIPT OF DIRECTION FROM THE WOODBURY COUNTY BOARD OF SUPERVISORS REGARDING INDUSTRIAL DATA CENTERS (ACTION ITEM) for the purpose to review the Zoning Ordinance's permitting procedures for industrial data centers and to prepare and present a recommendation with any proposed changes to the Board of Supervisors. Through this review, the Commission is authorized to hold necessary public input sessions as part of this process. At this meeting, the Zoning Commission will formally receive the Board of Supervisors' directive and discuss potential scheduling options ahead for gathering public input in preparation of a recommendation.
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