

Woodbury County Zoning Commission Meeting Minutes

Date: July 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/
- YouTube Direct Link:
 - o <https://www.youtube.com/watch?v=Nca2OiPjk9o>

Attendees

- **Commissioners Present:** Chris Zellmer Zant – Chair (Remote), Tom Bride – Vice Chair (Acting Chair), Jeff Hanson, Corey Meister, Steve Corey (Remote)
- **Staff Present:** Dan Priestley – Zoning Coordinator, Dawn Norton – Senior Clerk
- **Supervisor(s) Present:** Kent Carper
- **Public Attendees:** Al Fagan (surveyor), Jason Meihost (Croell, Inc.)

Call to Order

The Woodbury County Zoning Commission meeting was called to order by Vice Chair Tom Bride at approximately 5:00 PM on July 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 Tom Bride conducted a roll call. Commissioners Jeff Hanson, Corey Meister, and Tom Bride were present in person. Commissioners Chris Zellmer Zant and Steve Corey were present remotely (via telephone/Microsoft Teams).

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 June 22, 2026.

- Commissioner Chris Zellmer Zant made a motion to approve the minutes. The motion was seconded by Commissioner Jeff Hanson. The vote was taken, with all in favor saying "aye". No one opposed it. The motion passed with a vote of 5-0 (5 ayes, 0 nays).

PUBLIC HEARING (ACTION ITEM): PROPOSED MINOR SUBDIVISION (Parcel #894227300022) – TO BE KNOWN AS KNAACK ADDITION

Zoning Coordinator Daniel Priestley presented the staff report. Scott A. Knaack, Trustee of the Cheryl Knaack Patrick Irrevocable Trust (with Brad Knaack as contact), submitted an application for a two-lot minor subdivision to be named 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 and is in an area of minimal flood hazard. The property is located along Osceola Avenue and 150th Street east of Correctionville. The proposal was properly noticed. Neighbors within 1,000 feet and appropriate stakeholders were notified. The County Engineer reviewed the plat and found it conforms to closure requirements. Staff recommended approval.

The surveyor, Al Fagan, was present representing the applicant. No members of the public spoke regarding the application. No questions were raised by the Commission.

- **Motion to close the public hearing:** Jeff Hanson.
- **Second:** Corey Meister
- **Result:** All in favor said "aye". Motion carried (5-0).
- **Motion:** A motion was made to recommend approval of the two-lot minor subdivision as presented and known as the Knaack Addition by Jeff Hanson.
- **Second:** The motion was seconded by Corey Meister.
- **Vote:** All those in favor said "aye". No one opposed. The motion carried (5-0).

PUBLIC HEARING (ACTION ITEM): PROPOSED MINOR SUBDIVISION (Parcel #864632400010) – TO BE KNOWN AS TWISTED TIMBER ACRES ADDITION

Zoning Coordinator Daniel Priestley presented the staff report. Jason Silbernagel and Clara J. Silbernagel submitted an application for a two-lot minor subdivision to be named the Twisted Timber Acres Addition. The applicants seek to divide approximately 6.32 acres (5.81 acres net excluding county right-of-way) from Parcel #864632400010, located in the Southeast Quarter of the Southeast Quarter 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 and is not in the floodplain. The property is located along Dillon Avenue in rural Sloan Township. The proposal was properly noticed. Neighbors within 1,000 feet and stakeholders were notified. The County Engineer reviewed the plat and found it conforms with closure requirements. Staff recommended approval as a basic split that does not require a rezone.

No members of the public spoke regarding the application. No questions were raised by the Commission.

- **Motion to close the public hearing:** Corey Meister
- **Second:** Jeff Hanson
- **Result:** All in favor said "aye". Motion carried (5-0).
- **Motion:** A motion was made to recommend approval of the two-lot minor subdivision known as Twisted Timber Acres Addition by Corey Meister
- **Second:** Steve Corey seconded the motion.
- **Vote:** All those in favor said "aye". No one opposed. The motion carried (5-0).

REVIEW OF CONDITIONAL USE PERMIT APPLICATION (Parcel #894435100005) (ACTION ITEM)

Zoning Coordinator Daniel Priestley presented the staff report on the conditional use permit application submitted by Croell, Inc. (Paving Division), 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 to support the Iowa DOT Highway 20 Reconstruction Project. All equipment will be removed and the site restored to agricultural use upon completion of the project. The affected property consists of Parcel #894435100005, approximately 36.30 acres, located at 1536 Ida Avenue, Merville, Iowa, in the Agricultural Preservation (AP) Zoning District, Arlington Township. The property is located north of Highway 20 and east of Ida Avenue. Staff recommended approval, noting coordination with the County Engineer's office regarding gravel right-of-way maintenance and dust control.

Jason Meihost, representing Croell Incorporated, spoke in favor of the application, stating the location is safe with minimal impact on the traveling public due to existing lane closures associated with the construction project.

No questions were raised by the Commission. No other public comments were received.

- **Motion:** A motion was made to recommend to the Board of Adjustment the approval of the conditional use permit as submitted by Jeff Hanson.
- **Second:** The motion was seconded by Commissioner Steve Corey.
- **Vote:** All those in favor said "aye". No one opposed. The motion carried (5-0).

Priestley noted that the Board of Adjustment will meet on August 3, 2026, at 5:00 PM for the official public hearing on this matter.

OFFICIAL POSTING OF ZONING COMMISSION AGENDAS LOCATION(S) (ACTION ITEM)

Zoning Coordinator Daniel Priestley explained that following further discussion with the Auditor's staff and the County Attorney's office regarding the requirement that postings be "visible at all times," staff recommended designating the doors with glass windows at the former Douglas Street public entrance (current emergency exit) as an official posting location in addition to the existing bulletin board inside the north entrance of the Woodbury County Courthouse, and reaffirming woodburycountyiowa.gov as the primary internet presence, in compliance with House File 2490.

- Motion: Commissioner Chris Zellmer Zant moved to approve the designation of the doors with glass windows at the former Douglas Street public entrance/current emergency exit as an official posting location for Zoning Commission agendas and notices, 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.
- Second: Commissioner Steve Corey seconded the motion.
- Vote: All those in favor said "aye". No one opposed. The motion carried (5-0).

RECEIPT OF DIRECTION FROM THE WOODBURY COUNTY BOARD OF SUPERVISORS REGARDING INDUSTRIAL DATA CENTERS (ACTION ITEM)

Zoning Coordinator Daniel Priestley requested a motion to receive the direction from the Board of Supervisors to schedule discussion and analysis of industrial data centers.

- Motion: A motion was made to receive the direction from the Board of Supervisors by Jeff Hanson.
- Second: The motion was seconded by Steve Corey.
- Vote: All those in favor said "aye". No one opposed. The motion carried (5-0). (See appendix).

Priestley provided background on the Board of Supervisors' directive for the Zoning Commission to develop a clearer permitting framework for industrial data centers, similar to the prior solar energy process. The Board has placed a moratorium on such applications to allow the Commission time for review. The expectation is to hold public input sessions, preferably in a town-hall format in various communities, to collect information from the public regarding unincorporated areas of Woodbury County.

After discussion, the Commission reached consensus on the following:

- Meeting time: 7:00 PM
- Preferred days: Mondays (avoiding Board of Supervisors Tuesdays and Board of Adjustment nights)
- Initial schedule of three town-hall meetings:

- August 31, 2026 – Sloan
- September 21, 2026 – Menville
- November 9, 2026 – Salix

All meetings at 7:00 PM. Locations are subject to confirmation of available facilities. Additional meetings (including possible eastern-county locations) may be scheduled based on attendance and feedback. Regular Zoning Commission meetings will continue at the Courthouse and will include work-session/discussion items related to data centers. Public comment opportunities (including electronic) will remain open throughout the process. The Commission emphasized that these sessions concern unincorporated Woodbury County policy only and are not intended to address incorporated city issues (e.g., Salix).

Public Comment on Matters Not on the Agenda

Supervisor Carper offered comments regarding potential public sensitivity in the Salix area and the need for clear messaging that the town halls address only the county ordinance for unincorporated areas. He also inquired about potential conflicts of interest. Commissioner Steve Corey noted that his acreage is approximately two miles from a potential data-center area and that he would remain neutral while participating. Supervisors Carper further advised that he will be undergoing surgery on August 12, 2026, and expects to be unavailable until late October.

Staff Update

Dan Priestley noted that the primary focus remains the data-center process and that staff will continue outreach, prepare supporting materials, and keep the Commission informed of any developments via email as needed.

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 6:03 PM.

Appendix

See attached items received by the Zoning Commission.

WOODBURY COUNTY AGENDA ITEM(S) REQUEST FORM

Date: 6/17/2026 Weekly Agenda Date: 6/23/2026

Elected Official / Department Head / Citizen: Mark Nelson

Wording for Agenda Item:

Direction for the Woodbury County Zoning Commission to review the Zoning Ordinance's permitting procedures for industrial data centers and to prepare and present a recommendation with proposed changes to the Board of Supervisors. Through their review, the Commission is authorized to hold necessary public input sessions as part of this process.

Action Required:

Approve Ordinance ☐

Approve Resolution ☐

Approve Motion ☒

Hold Public Hearing ☐

Informational ☐

Attachments ☐

Set Time:

Reviewed by County Attorney's Office: ☐

Background & Financial Impact:

Following concerns raised by staff and the public at the June 16, 2026 Board of Supervisors meeting regarding industrial data center development, the Board directs the Zoning Commission to review the Woodbury County Zoning Ordinance. The current conditional use permit procedures lack sufficient specificity for data center projects. The Commission shall evaluate the permitting process for large-scale industrial data centers using its standard review procedures and public meetings to solicit community input, and shall recommend ordinance amendments to establish clearer standards, approval criteria, and procedures.

Recommendation:

Direct for the Woodbury County Zoning Commission to review the Zoning Ordinance's permitting procedures for industrial data centers and to prepare and present a recommendation

7/23/26

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with proposed changes to the Board of Supervisors. Through their review, the Commission is authorized to hold necessary public input sessions as part of this process.

Approved by Board of Supervisors on March 17, 2026