



# WOODBURY COUNTY BOARD OF ADJUSTMENT

**Monday, August 3, 2026 at 5:00 PM**

The Woodbury County Board of Adjustment will hold a public meeting on **Monday, August 3, 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 7<sup>th</sup> 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

|          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1</b> | <b>CALL TO ORDER</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>2</b> | <b>ROLL CALL</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>3</b> | <b>PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA (INFORMATION ITEM)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>4</b> | <b>APPROVAL OF PREVIOUS MEETING(S) MINUTES (ACTION ITEM)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>5</b> | <b>ITEM(S) OF ACTION / BUSINESS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>A</b> | <p><b>PUBLIC HEARING (ACTION ITEM): CONSIDERATION OF A CONDITIONAL USE PERMIT APPLICATION FROM CROELL, INC. FOR A TEMPORARY PORTABLE CONCRETE BATCH PLANT (REX MODEL S PORTABLE UNIT, SILOS, STORAGE PIGS, AGGREGATE STOCKPILES, ETC.) TO SUPPORT THE IOWA DOT HIGHWAY 20 RECONSTRUCTION PROJECT ON PARCEL #894435100005.</b></p> <p><b>SUMMARY:</b> The Woodbury County Board of Adjustment will hold a public hearing, pursuant to Section 335 of the Code of Iowa for the consideration of a conditional use permit application submitted by Croell, Inc. (Paving Division), on behalf of the 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 pigs, 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, an approximately 36.30-acre property located at 1536 Ida Avenue, Merville, Iowa 51039, in the Agricultural Preservation (AP) Zoning District in Arlington Township (T89N R44W), Section 35 in the Southwest Quarter of the Northwest Quarter (SW ¼ NW ¼). The property lies north of Highway 20 and east of Ida Avenue, and 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 owner is Countryman James D. Revocable Trust, located at 2957 150th Street, Merville, IA 51039-8096. The applicant is Croell, Inc., Paving Division, located at 2010 Kenwood Avenue, New Hampton, IA 50659.</p> |

|   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|---|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| B | <p><b>PUBLIC HEARING (ACTION ITEM): CONSIDERATION OF A VARIANCE APPLICATION FROM ANDREW ALAN GLOVER WHO SEEKS RELIEF FROM SECTION 3.04 OF THE WOODBURY COUNTY ZONING ORDINANCE AS NECESSARY TO AUTHORIZE THE RECONSTRUCTION AND ENLARGEMENT OF A STORM-DAMAGED BACK PORCH ON AN EXISTING RESIDENTIAL STRUCTURE THAT IS A LEGAL NONCONFORMING BUILDING BECAUSE IT LIES WITHIN THE REQUIRED 100-FOOT FRONT YARD SETBACK ON PARCEL #884517400006. THE PROPERTY ADDRESS IS 1871 GRUNDY AVENUE, MOVILLE, IA 51039.</b></p> <p><b>SUMMARY:</b> The Woodbury County Board of Adjustment will hold a public hearing, pursuant to Section 335 of the Code of Iowa, to consider a variance application submitted by the property owner and applicant, Andrew Alan Glover. The application requests a variance from Section 3.04 (Zoning District Dimensional Standards) of the Woodbury County Zoning Ordinance to authorize the reconstruction and enlargement of an existing storm-damaged back porch structure on the west (rear) side of the single-family dwelling to enclose a basement access and well as an enclosed addition to the house. The existing residential structure is a legal nonconforming building because it lies within the required 100-foot front yard setback, and the applicant requests variance relief as necessary to locate the proposed addition on the back of the house within the rear portion of the 100-foot front setback, specifically seeking relief to allow construction at 75 feet or more (or as otherwise necessary) from the front right-of-way line. The addition will extend 20 FT or more to the west and the final location, dimensions, and configuration are subject to changes throughout the review and public hearing process and any additional variance relief intensity deemed necessary may be determined by the Board of Adjustment. The affected property consists of Parcel 884517400006, approximately 2.56 acres, located at 1871 Grundy Avenue, Merville, Iowa 51039, in the Agricultural Preservation (AP) Zoning District, within Township 88 North (T88N), Range 45 West (R45W), Section 17 in the Northeast Quarter of the Southeast Quarter (NE ¼ SE ¼). The property is located around 3.3 miles southwest of Merville and about one half (0.5) mile south of 180th Street on the west side of Grundy Avenue. The property is currently used as a single-family residential dwelling and is surrounded on three sides by farmland. The applicant and owner is Andrew Alan Glover, 1871 Grundy Ave., Merville, IA 51039.</p> |
| C | <p><b>PUBLIC HEARING (ACTION ITEM): CONSIDERATION OF A VARIANCE APPLICATION FROM DAVID AND MEGAN MUNRO WHO SEEK RELIEF FROM SECTION 4.12.3 AND SECTION 3.04 OF THE WOODBURY COUNTY ZONING ORDINANCE, WHICH REGULATES ACCESSORY BUILDING PLACEMENT AND FRONT YARD SETBACK REQUIREMENTS ON PARCEL #894429100010. THE PROPERTY ADDRESS IS 2750 140TH STREET, MOVILLE, IA 51039.</b></p> <p><b>SUMMARY:</b> The Woodbury County Board of Adjustment will hold a public hearing, pursuant to Section 335 of the Code of Iowa, to consider a variance application submitted by the property owners and applicants, David Munro and Megan Munro. The application requests variance relief from Section 4.12.3 (Accessory Buildings and Structures) and the front yard setback requirements of Section 3.04 (AP Agricultural Preservation District Dimensional Standards) of the Woodbury County Zoning Ordinance to authorize the building of an accessory structure (an approximately 12-foot by 20-foot shed for personal storage and a private chicken coop and subject to changes throughout the review and public hearing process) closer to the front lot line than the front edge of the principal structure. Due to unique physical constraints, including the property's triangular shape and right-of-way easements, the applicants propose placing the shed approximately 45 feet from the front property line and 105 feet from the centerline of the adjoining road (which encroaches within the standard 100-foot front yard setback) or closer as necessary and any additional variance relief intensity deemed necessary may be determined by the Board of Adjustment. The affected property consists of Parcel 894429100010, approximately 2.01 acres, located at 2750 140th Street, Merville, Iowa 51039, in the Agricultural Preservation (AP) Zoning District, within Arlington Township (T89N R44W), Section 29 in the Northwest Quarter and the Northeast Quarter (NW ¼ and NE ¼). The property is located about 900 feet north of Merville and southwest of the point where 140th Street meets Highway 140. The property is currently used for residential purposes. The applicants and owners are David &amp; Megan Munro, 2750 140th St., Merville, Iowa 51039.</p>                                                                                                                                                                                                                                                                                                     |
| D | <p><b>PUBLIC HEARING (ACTION ITEM): CONSIDERATION OF A VARIANCE APPLICATION FROM THOMAS A. AND DEBRA S. SCHROEDER WHO SEEK RELIEF FROM SECTION 3.04 OF THE WOODBURY COUNTY ZONING ORDINANCE, WHICH REGULATES FRONT YARD SETBACK REQUIREMENTS ON PARCEL #884704152004. THE PROPERTY ADDRESS IS 6500 6TH AVENUE, SIOUX CITY, IA 51106.</b></p> <p><b>SUMMARY:</b> The Woodbury County Board of Adjustment will hold a public hearing, pursuant to Section 335 of the Code of Iowa, to consider a variance application submitted by the property owners and applicants, Thomas A. and Debra S. Schroeder. The application requests relief from the strict application of Section 3.04 (Zoning District Dimensional Standards) front yard setback requirements of the Woodbury County Zoning Ordinance to authorize the construction of a deck on the side and rear of their home. The proposed project consists of an L-shaped wooden deck of approximately 846 square feet (comprising a rear portion of 45' x 14' at 8.5' height and a side portion of 8' x 28' at 4.5' height) and subject to changes. The existing home is a legal nonconforming structure built in 1900 located entirely within the required 75-foot front yard setback, and the applicants propose constructing the deck such that the nearest corner of the proposed side deck will sit approximately 29.17 feet from the front lot line right-of-way and be subject to changes throughout the review process and any additional variance relief</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

|          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|          | intensity deemed necessary may be determined by the Board of Adjustment. The affected property consists of Parcel 884704152004, approximately 3.64 acres, located at 6500 6th Avenue, Sioux City, Iowa 51106, in the Agricultural Estates (AE) Zoning District, within Woodbury Township (T88N R47W), Section 4. The property is described as Woodbury Township (Morningside Addition, Second Filing) Morningside Second Lots 1 through 29 in Block 44 and the vacated north/south alley in Block 44. The property directly abuts the City of Sioux City's corporate line. The property is also located near the point where Decatur Street meets 6th Avenue. The property is currently used for residential purposes. The applicants and owners are Thomas A. and Debra S. Schroeder, 6500 6th Avenue, Sioux City, Iowa 51106. |
| <b>E</b> | <b>OFFICIAL POSTING OF BOARD OF ADJUSTMENT AGENDAS LOCATION(S) (ACTION ITEM):</b><br>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 Board of Adjustment 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.                                                                                                                                                                                                                                        |
| <b>F</b> | <b>INFORMATION ITEM ON THE WOODBURY COUNTY ZONING COMMISSION'S DIRECTION FROM THE BOARD OF SUPERVISORS TO REVIEW THE ZONING ORDINANCE'S PERMITTING PROCEDURES FOR INDUSTRIAL DATA CENTERS FOR THE UNINCORPORATED AREA OF WOODBURY COUNTY.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>6</b> | <b>PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA (INFORMATION ITEM)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>7</b> | <b>STAFF UPDATE (INFORMATION ITEM)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>8</b> | <b>BOARD MEMBER COMMENT OR INQUIRY (INFORMATION ITEM)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>9</b> | <b>ADJOURN (ACTION ITEM)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |