



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 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
A	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. SUMMARY: 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.

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. SUMMARY: 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.
C	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. SUMMARY: 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 & Megan Munro, 2750 140th St., Merville, Iowa 51039.
D	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. SUMMARY: 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

	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.
E	OFFICIAL POSTING OF BOARD OF ADJUSTMENT 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 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.
F	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.
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)

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Minutes - Woodbury County Board of Adjustment – June 22, 2026

The Board of Adjustment Special Meeting convened on the 22nd Day of June 2026 at 5:00 PM in the Board of Supervisors' meeting room in the Basement of the Woodbury County Courthouse. The meeting was also made available for public access via teleconference.

Meeting Audio:

For specific content of this meeting, refer to the recorded video on the Woodbury County Board of Adjustment "Committee Page" on the Woodbury County website:

- County Website Link:
 - o https://www.woodburycountyiowa.gov/committees/board_of_adjustment/
 - YouTube Direct Link:
 - o <https://www.youtube.com/watch?v=Vo3l4nHyQqU>
-

BA Members Present: Daniel Hair, Pam Clark, Tom Thiesen, Doyle Turner

BA Members Absent: Larry Fillipi

County Staff Present: Dan Priestley, Dawn Norton

County Supervisors Present: Kent Carper

Public Present:

1. Call to Order & Roll Call

- **Time:** 4:45 PM
- **Action:** Chair Daniel Hair called the meeting to order and conducted roll call. It was noted that Larry Fillipi was absent.
- **Details:** The meeting was audio-recorded, and minutes were to be prepared. Attendees were requested to silence cell phones or set them to vibrate and complete the attendance sheet. Chair Hair reviewed the board's procedures for the meeting, including handling housekeeping items, public hearings, staff reports, applicant presentations, public comments, board deliberations, motions, votes, and appeals (within 30 days to a court of record). He emphasized respectfulness, avoidance of repetitious or irrelevant comments, and the need to disclose any ex parte communications prior to deliberations. No ex parte communications were reported.

2. Public Comment on Matters Not on the Agenda

- **Action:** Chair Hair opened the floor for public comments on non-agenda items.
- **Outcome:** No public comments were received.

3. Approval of Previous Meeting Minutes

- **Action:**
 - o **Motion:** Pam Clark moved to approve the minutes from the April 6 meeting.
 - o **Second:** Doyle Turner seconded the motion.
 - o **Discussion:** No further discussion was held.
 - o **Vote:** Unanimous approval (all present voted "Aye").
 - o **Outcome:** The minutes were approved as presented.
-

4. ACTION ITEM: APPROVAL OF PUBLIC NOTICE BULLETIN BOARD LOCATION - CONSIDERATION AND APPROVAL TO OFFICIALLY DESIGNATE THE PHYSICAL BULLETIN BOARD LOCATED JUST INSIDE THE NORTH ENTRANCE OF THE WOODBURY COUNTY COURTHOUSE NEAR THE SECURITY STATION AS THE OFFICIAL, PROMINENT, AND CONSPICUOUS LOCATION FOR POSTING WOODBURY COUNTY BOARD OF ADJUSTMENT MEETING AGENDAS AND NOTICES IN COMPLIANCE WITH HOUSE FILE 2490 AND WOODBURYCOUNTYIOWA.GOV FOR THE PRIMARY INTERNET PRESENCE.

- **Staff Report:** Dan Priestley, Zoning Coordinator, explained that the Board of Supervisors approved this measure the previous Tuesday. The legislature mandates maximum public transparency, including the officially designated location of the bulletin board and active posting of upcoming meetings. This will become a standard annual organizational item passed every January with the new board. It officially cements long-standing practices into the minutes and official policy of the Board of Adjustment.

- **Board Questions and Discussion:** Chair Hair asked if there were any comments from the board members. No board inquiries or objections were raised.
- **Action:**
 - **Motion:** Doyle Turner moved to officially designate the physical bulletin board located just inside the north entrance of the Woodbury County Courthouse near the security station as the official, prominent, and conspicuous location for posting Woodbury County Board of Adjustment meeting agendas and notices in compliance with House File 2490, and woodburycountyiowa.gov for the primary internet presence.
 - **Second:** Tom Thiesen seconded the motion.
 - **Discussion:** No further discussion was held.
 - **Vote:** Unanimous approval (all present voted "Aye").
 - **Outcome:** The action item was approved as requested.

5. Public Comment on Matters Not on the Agenda

- **Action:** Chair Hair opened the floor for additional public comments.
- **Outcome:** No comments were received.

6. Staff Update

- **Presenter:** Dan Priestley, Zoning Coordinator. Details: Priestley advised the board to monitor the Board of Supervisors' upcoming actions. Following a significant public presence from the City of Salix the previous week, the Board of Supervisors will hold a discussion regarding a potential moratorium, as well as a directive for the county to examine data center-based zoning policies (e.g., in General Industrial districts).
- **Upcoming Meetings:** Priestley anticipated an August meeting. Because the June 22 meeting was held in a special format and there are no active, incoming applications, the board will look to August for its next regularly scheduled meeting.
- **Procedural Note:** Priestley reminded the board that this evening's sequence is highly unique. The Board of Adjustment will adjourn, and in five minutes, the Zoning Commission will open its meeting to take virtually identical action regarding the bulletin board location. Following that, the group will transition directly into the required Iowa Public Information Board (IPIB) training concerning public meetings and open records laws (Iowa Code Chapters 21 and 22).

7. Board Member Comment or Inquiry

- **Details:** No comments or inquiries were received.

8. Adjournment

- **Action:**
 - **Motion:** Pam Clark moved to adjourn the meeting.
 - **Second:** Tom Thiesen seconded the motion.
 - **Discussion:** No further discussion was held.
 - **Vote:** Unanimous approval (all present voted "Aye").
- **Outcome:** The meeting was adjourned at approximately 4:53 PM

CONDITIONAL USE PERMIT PROPOSAL

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Application Information

Application Date: June 24, 2026

Applicant(s)/Owner(s): Croell, Inc. (Paving Division, 2010 Kenwood Avenue, New Hampton, Iowa 50659) / Countryman James D. Revocable Trust (2957 150th Street, Merville, Iowa 51039-8096)

Permit Type: Conditional Use for a temporary portable concrete batch plant

Property Address: 1536 Ida Avenue, Merville, Iowa 51039

Parcel(s): 894435100005

Total Acres: 36.30

Current Use: Agricultural Farmland and Agricultural Land

Proposed Use: Temporary Portable Concrete Batch Plant (Rex Model S portable unit, silos, storage pigs, aggregate stockpiles, etc., to support Iowa DOT Highway 20 Reconstruction Project in 2026–2027)

Pre-App Date: June 24, 2026 (pre-application meeting with Daniel Priestley)

Legal Notice Date: July 21, 2026

Stakeholder(s) Notice Date: July 6, 2026

Neighbor Notice Date: July 17, 2026

Zoning Commission Review Date: July 27, 2026

Board of Adjustment Public Hearing: August 3, 2026

Property Details

Parcel(s): 894435100005

Township: T89N

Range: R47W

Section: 35

Quarter: SW ¼ NW ¼

Total Acres: 36.60

Zoning District: Agricultural Preservation (AP)

Floodplain District: Zone X (Not in floodplain)

Property Address: 1536 IDA AVE., MOVILLE IA 51039

Legal Description

The Northwest Quarter (NW1/4) of Section Thirty-five (35), Township Eighty-nine (89) North, Range Forty-four (44) West of the 5th P.M., Woodbury County, Iowa, Except A parcel of land located in a part of the Southwest 1/4 of the Northwest 1/4 and in a part of the Southeast 1/4 of the Northwest 1/4 of Section 35, Township 89 North, Range 44 West of the Fifth Principal Meridian, Woodbury County, Iowa, described as follows: Commencing at the Southeast Corner of the Northwest 1/4 of said Section 35; thence North 01°34'26" East, 38.58 feet along the East line of said Northwest 1/4 to the Point of Beginning; thence continuing North 01°34'26" East, 116.33 feet along said East line; thence North 89°15'39" West, 1210.78 feet; thence South 83°58'45" West, 801.84 feet to a point on the existing North right of way line of Primary Road U.S. 20; thence in an Easterly direction along said existing North right of way line for the following Five courses, South 88°30'10" East, 626.03 feet; thence North 86°45'06" East, 363.56 feet; thence South 83°03'48" East, 138.39 feet; South 83°08'52" East, 165.06 feet; thence South 88°44'49" East, 715.01 feet to the Point of Beginning, containing 3.81 acres and

All rights of direct access between Local Road known as Ida Avenue and grantors' remaining property abutting thereon in the SW 4 NW 4 of Section 35, Township 89 North, Range 44 West, Woodbury County, Iowa, from Primary Road No. U.S. 20 Centerline to a point 217 feet north from said centerline, on the east side.

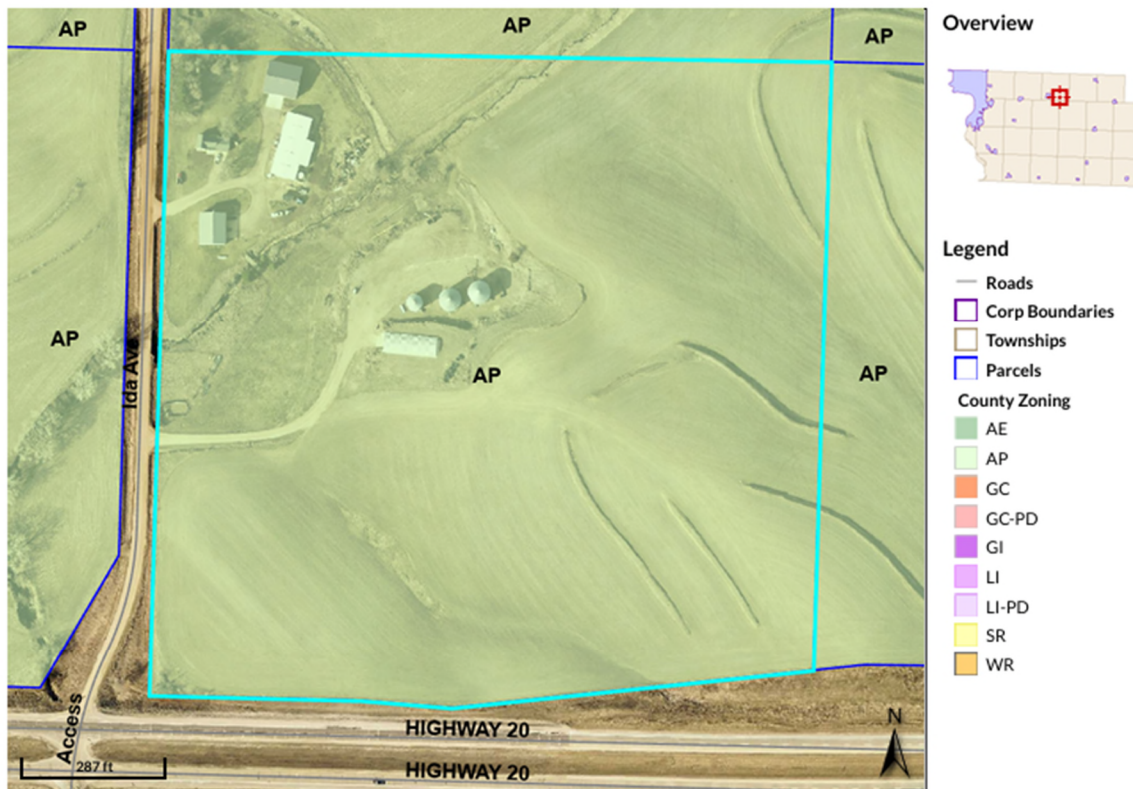
Proposal Summary

Permission to establish and operate a temporary portable concrete batch plant on the site solely for the duration of the Highway 20 reconstruction project. All equipment will be removed and the site restored to agricultural use upon completion. No permanent structures or foundations.

Background

The Woodbury County Board of Adjustment will hold a public hearing, pursuant to Section 335 of the Code of Iowa, to consider 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 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, 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.

Aerial Map



Parcel ID	894435100005	Alternate ID	861770	Owner Address	COUNTRYMAN JAMES D REVOCABLE TRUST
Sec/Twp/Rng	35-89-44	Class	A		2957 150TH STREET
Property Address	1536 IDA AVE	Acreage	36.3		MOVILLE, IA 51039-8096
	MOVILLE				
District	0049				
Brief Tax Description	ARLINGTON TOWNSHIP SWNW(EX ROAD ROW) 35-89-44				
	(Note: Not to be used on legal documents)				

Site Plan



Requirements for Conditional Uses

Standards

In order to grant a conditional use, the Board of Adjustment must determine that:

- The conditional use requested is authorized as a conditional use in the zoning district within which the property is located, and any specific conditions or standards described as part of that authorization have been or will be satisfied.
- The proposed use and development will be in harmony with the general purpose and intent of this ordinance and the goals, objectives, and standards of the general plan.
- The proposed use and development will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities, or other factors affecting public health, safety, and general welfare.
- The proposed use and development will be located, designed, constructed, and operated in such a manner that it will be compatible with the immediate neighborhood and will not interfere with the orderly use, development, and improvement of surrounding property.
- Essential public facilities and services will adequately serve the proposed use or development.
- The proposed use or development will not result in unnecessary adverse effects upon any significant natural, scenic, or historic features of the subject property or adjacent properties.

Other Considerations

In its review of conditional use requests, the Board of Adjustment shall consider whether, and to what extent:

- The proposed use or development, at the particular location, is necessary or desirable to provide a service or facility that is in the public interest or will contribute to the general welfare of the neighborhood or community.
- All possible efforts—including building and site design, landscaping, and screening—have been undertaken to minimize any adverse effects of the proposed use or development.

Planning and Zoning Commission Recommendation



**WOODBURY COUNTY
ZONING COMMISSION**
WOODBURY COUNTY COURTHOUSE
620 DOUGLAS STREET
SIOUX CITY, IA 51101

To: Woodbury County Board of Adjustment
620 Douglas Street
Sioux City, Iowa 51101

From: Tom Bride, Vice-Chair
Woodbury County Zoning Commission

Subject: Zoning Commission Recommendation: Conditional Use Permit – Temporary Portable Concrete Batch Plant (Croell, Inc.) – Parcel 894435100005

Dear Board of Adjustment:

This letter is to inform you that the Woodbury County Zoning Commission reviewed the conditional use permit application submitted by Croell, Inc. (Paving Division) 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 property, owned by Countryman James D. Revocable Trust, is located at 1536 Ida Avenue, Merville, Iowa 51039, on Parcel 894435100005, totaling approximately 36.30 acres. The site is situated in the Agricultural Preservation (AP) Zoning District within T89N R44W (Arlington Township), Section 35, in the Southwest Quarter of the Northwest Quarter (SW ¼ NW ¼), north of Highway 20 and east of Ida Avenue. The proposed project is classified as a temporary concrete batch plant under Section 3.03.4 of the Woodbury County Zoning Ordinance. The review occurred at the regular meeting of the Woodbury County Zoning Commission on July 27, 2026.

Following the review, the Zoning Commission voted 5 to 0 to recommend approval of the application.

Please refer to the draft copy of the Zoning Commission minutes for details about the Commission's recommendation(s).

Dated this 27 day of July, 2026.

A handwritten signature in blue ink, appearing to read "Tom Bride".

Tom Bride, Vice-Chair
Woodbury County Zoning Commission

Draft Minutes of the Zoning Commission

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.woodburycountyia.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 – Merville
- 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

99

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

Staff Recommendation (Following Zoning Commission Meeting):

Croell, Inc. (Paving Division) has requested a Conditional Use Permit (CUP) under Section 3.03.4 of the Woodbury County Zoning Ordinance to establish and operate a temporary portable concrete batch plant (Rex Model S portable unit, silos, storage pigs, aggregate stockpiles, etc.) at 1536 Ida Avenue, Merville, Iowa (Parcel #894435100005). The facility will support the Iowa Department of Transportation (DOT) Highway 20 Reconstruction Project.

- **Zoning & Compatibility:** The subject 36.30-acre property is located in the Agricultural Preservation (AP) Zoning District and is outside the floodplain (Zone X). A temporary concrete batch plant is an allowed conditional use in this district. The use is temporary and directly serves a major public infrastructure improvement project (Highway 20 reconstruction). Upon completion, all equipment will be removed, and the site will be fully restored to agricultural farmland.
- **Agency & Neighbor Review:** Notice was provided to property owners within 500 feet and relevant public stakeholders. No objections were raised by surrounding property owners or reviewing utilities and state/local agencies.
- **Roads & Dust Control:** The Woodbury County Secondary Roads Department reviewed the application and noted no objections to the proposal. The applicant has agreed to maintain the adjacent gravel roadway, provide dust control as necessary to maintain safe traffic conditions, and obtain necessary permits if any driveway/entrance modifications are required.
- **Zoning Commission Action:** On July 27, 2026, the Woodbury County Zoning Commission held a public review and voted unanimously (5–0) to recommend **approval** of the Conditional Use Permit.

Recommendation

Staff recommends that the Board of Adjustment **APPROVE** the Conditional Use Permit application, subject to the following standard operating conditions and time limit:

1. **Expiration:** The Conditional Use Permit shall expire on **December 31, 2028**, or upon completion of the Iowa DOT Highway 20 Reconstruction Project, whichever occurs first.
2. **Site Restoration:** Upon project completion or permit expiration, all temporary equipment, structures, stockpiles, and materials must be removed, and the site restored to its prior agricultural condition.
3. **Road Maintenance & Dust Control:** The applicant shall maintain the adjacent gravel roadway and apply appropriate dust control measures as required by the Woodbury County Engineer.
4. **Permitting:** The applicant must obtain any necessary drive/entrance permits from the Woodbury County Secondary Roads Department if modifications are made.

Suggested Motion

"I move to approve the Conditional Use Permit for Croell, Inc. to operate a temporary portable concrete batch plant on Parcel #894435100005, subject to staff recommendations, with an expiration date of December 31, 2028, or upon completion of the Highway 20 project, whichever occurs first."

Board of Adjustment Action

Hearing required. After receiving the report of the planning and zoning commission, the Board of Adjustment shall conduct a public hearing on the variance request in accordance with subsection 2.02-1. B.

Notification. Public notification of the Board of Adjustment hearing on the conditional use request shall be as required by subsection 2.02-1. B(1). Such notices shall provide information on the time, date and location of the hearing and a brief description of the requested conditional use.

Decision. Within 35 days after the public hearing, the Board of Adjustment shall approve, approve with conditions or limitations, or deny the requested conditional use. The Board of Adjustment shall set forth findings of fact addressing the points enumerated in subsection 2.02-9. F.

The public hearing is scheduled for August 3, 2026 at 5:00 PM. A follow-up meeting, if necessary, is available during the first week of September, if necessary.

Legal Notification

Sioux City Journal

AFFIDAVIT OF PUBLICATION

Sioux City Journal
2802 Castles Gate Drive
Sioux City 51106
(712) 293-4250

State of New Jersey, County of Camden, ss:

Anjana Bhadoriya, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Sioux City Journal, printed and published by Journal Communications, in Sioux City in Woodbury County and issued daily and Sunday and that this affidavit is Page 1 of 2 with the full text of the sworn-to notice set forth on the pages that follow, and the hereto attached:

PUBLICATION DATES:

Jul. 21, 2026

NOTICE ID: U2YKv2YAlb1NFYgNu4FB

PUBLISHER ID: COL-IA-503471

NOTICE NAME: BA_PHS_8-3-26

Publication Fee: \$144.98

Anjana Bhadoriya

(Signed) _____

SHARONN E THOMAS-POPE
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires January 23, 2027

VERIFICATION

State of New Jersey
County of Camden

Subscribed in my presence and sworn to before me on this: 07/24/2026

Sharon E. Pope

Notary Public

Notarized remotely online using communication technology via Proof.

**NOTICE OF PUBLIC HEARINGS
BEFORE THE WOODBURY
COUNTY BOARD OF
ADJUSTMENT**

The Woodbury County Board of Adjustment will hold public hearings on the following items, hereafter described in detail, on Monday, August 3, 2026, at 5:00 PM or as soon thereafter as the matters may be considered during the public hearing. Said hearings will be held in the Board of Supervisors meeting room in the basement of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa. Copies of said items may now be examined at the office of the Woodbury County Community and Economic Development on the 6th Floor of the courthouse by any interested persons. All persons who wish to be heard in regard to the matters should appear at the aforesaid hearings in person or call 712-554-1133 and enter the Conference ID 742-349-1234 during the meeting to listen or comment. However, it is recommended to attend in person as there is the possibility for technical difficulties with phone and computer systems. You may forward your written comments by mail or email to: Woodbury County Community and Economic Development, 6th Floor, Woodbury County Courthouse, 620 Douglas St., Sioux City, IA 51101. Emails should be sent to Daniel Proctor at dproctor@woodburycountyia.gov. Only signed comments will be considered and should be received no later than 10:00 AM on Friday, July 24, 2026.

Item One (1)

The Woodbury County Board of Adjustment will hold a public hearing pursuant to Section 335 of the Code of Iowa, to consider a conditional use permit application submitted by Cress, Inc. (Paving Division) (Applicant), on behalf of the property owner Countryman James D. Pensacola Trust. The application requests approval to establish and operate a temporary portable concrete batch plant (Flex Model 5 portable unit, size, storage, etc., 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 8443100005, approximately 36.30 acres, located at 1636 Ida Avenue, Moline, Iowa 51559, in the Agricultural Preservation (AP) Zoning District, within Arlington Township (T28N, R41W), Section 35 in the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4). The property is located north of Highway 20 and east of Ida Avenue. The property is currently used for agricultural land. The project is disclosed as a conditional use for a temporary concrete batch plant under Section 3.03.4 of the Woodbury County Zoning Ordinance. The applicant is Cress, Inc., Paving Division, 2017 Kennard Avenue, New Hampton, IA 50659. The owner is Countryman James D. Pensacola Trust, 2937 130th Street, Moline, IA 51509-8096.

Item Two (2)

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 Gruet. 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 rear and the final location, dimensions, and configuration are subject to changes throughout the review and public hearing process and any additional variance relief intensely claimed necessary may be determined by the Board of Adjustment. The affected property consists of Parcel 84451740006, approximately 2.56 acres,

located at 1871 Grundy Avenue, Moline, 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 Moline 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., Moline, IA 51039.

Item Three (3)

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 (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 884429100010, approximately 2.01 acres, located at 2750 140th Street, Moline, Iowa 51039, in the Agricultural Preservation (AP) Zoning District, within Adlington 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 Moline 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 & Megan Munro, 2750 140th St, Moline, Iowa 51039.

Item Four (4)

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 29' 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 intensity deemed necessary may be determined by the Board of Adjustment. The affected property consists of Parcel 884704132004, 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.

The preliminary agenda for the Woodbury County Board of Adjustment meeting, scheduled for Monday, August 3, 2026, at 5:00 PM will be posted on the Woodbury County website on the Board of Adjustment committee page at least 24 hours prior to the meeting. To access it, visit www.woodburycountyia.gov, navigate to the "Committees" section, and select "Board of Adjustment" (listed under the Iowa Code category). The direct link is https://www.woodburycountyia.gov/committees/board_of_adjustment/. For inquiries, call 712-279-6609 or email cpriestley@woodburycountyia.gov.
OOL-IA-503471

Area Property Owner(s) Notification (500 Feet)

Name	Address	City	State	Zip	Comments
Trustee of the James D. Countryman Revocable Trust Dated March 14, 2024	2957 150th St.	Moville	IA	51039-8096	No comments.
Richard Davis and Cynthia Davis, husband and wife, as tenants in common	2967 185th St.	Moville	IA	51039	No comments.
Trustees of the Carol U. Logan Revocable Trust Dated November 8, 2023	PO Box 189	Moville	IA	51039-0189	No comments.

Stakeholder Comments

911 COMMUNICATIONS CENTER: No comments.

FIBERCOMM: No comments.

IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR): No comments.

IOWA DEPARTMENT OF TRANSPORTATION (IDOT): No comments.

LOESS HILLS NATIONAL SCENIC BYWAY: No comments.

LOESS HILLS PROGRAM: No comments.

LONGLINES: No comments.

LUMEN: No comments.

MAGELLAN PIPELINE: No comments.

MIDAMERICAN ENERGY COMPANY (Electrical Division): Casey Meinen, MidAmerican Energy (July 6, 2026): "I have reviewed the following proposed temporary concrete batch plant for MEC electric distribution and we have, no comment. Have a great week!"

MIDAMERICAN ENERGY COMPANY (Gas Division): No comments.

NATURAL RESOURCES CONSERVATION SERVICES (NRCS): No comments.

NORTHERN NATURAL GAS: No comments.

NORTHWEST IOWA POWER COOPERATIVE (NIPCO): Jeff Zettel, NIPCO (July 15, 2026): "Have reviewed the Croell, Inc. (Paving Division), seeking permission to establish and operate a temporary portable concrete batch plant. NIPCO has no issues with this application."

NUSTAR PIPELINE: No comments.

SIOUXLAND DISTRICT HEALTH DEPARTMENT: No comments.

WIATEL: No comments.

WINNEBAGO TRIBE: No comments.

WOODBURY COUNTY ASSESSOR: No comments.

WOODBURY COUNTY CONSERVATION: No comments.

WOODBURY COUNTY EMERGENCY MANAGEMENT: No comments.

WOODBURY COUNTY EMERGENCY SERVICES: No comments.

WOODBURY COUNTY ENGINEER: Review memo provided below.

WOODBURY COUNTY RECORDER: No comments.

WOODBURY COUNTY RURAL ELECTRIC COOPERATIVE (REC): No comments.

WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT: Neil Stockfleth, WCSWCD (July 6, 2026): "The WCSWCD has no comments regarding this proposal."

WOODBURY COUNTY TREASURER: Tina Bertrand, (July 8, 2026): "Treasurers office does not have any comments."

County Engineer's Review Memo:

**Woodbury County Secondary Roads Department****759 E. Frontage Road • Merville, Iowa 51039**

Telephone (712) 279-6484 • (712) 873-3215 • Fax (712) 873-3235

To: Dan Priestley, Woodbury County Zoning Coordinator

From: Laura Sievers, PE, Woodbury County Engineer

Date: July 17, 2026

Subject: Croell, Inc. Temporary Concrete Batch Plant

The Woodbury County Secondary Roads Department has reviewed the proposed location for the temporary concrete batch plant at 1536 Ida Avenue, Merville, Iowa 51039.

Secondary Roads has no objections to the proposed temporary batch plant for use in support of the Iowa DOT US 20 paving project during the 2026 and 2027 construction seasons.

The contractor has agreed to maintain the adjacent gravel roadway and provide dust control as necessary to promote safe roadway conditions.

Based on the information submitted, no modifications to the existing driveway are proposed. Should any entrance modifications be required, the contractor must obtain the appropriate permit from the Woodbury County Secondary Roads Department. Any modifications must comply with current Secondary Roads standards, including applicable sight distance requirements.

Appendix

Application



WOODBURY COUNTY COMMUNITY AND ECONOMIC DEVELOPMENT

Zoning Ordinance
Section 2.02(9)

Page 1 of 6

CONDITIONAL USE PERMIT APPLICATION

Owner Information: Owner <u>Countryman James D Revocable Trust</u> Address <u>2957 150th Street</u> <u>Moville, Iowa 51039-8096</u> Phone <u>[REDACTED]</u>	Applicant Information: Applicant <u>Croell, Inc. Paving Division</u> Address <u>2010 Kenwood Avenue</u> <u>New Hampton, Iowa 50659</u> Phone <u>[REDACTED]</u>
We, the undersigned, hereby apply to the Woodbury County Board of Adjustment for permission to: <u>Croell, Inc.</u>	
Property Information: Property Address or Address Range <u>1536 Ida Avenue Moville, Iowa 51039</u> Quarter/Quarter <u>SWNW</u> Sec <u>35</u> Twnshp/Range <u>89N-44W</u> Parcel ID # <u>894435100005</u> GIS # _____ Total Acres <u>36.30</u> Current Use <u>Agricultural Farmstead and Agricultural Land</u> Proposed Use <u>Temporary Portable Concrete Batch Plant</u> Current Zoning <u>AP - AGRICULTURALPRESERVATION</u>	
The filing of this application is required to be accompanied with all items and information required pursuant to section 2.02(9)(C)(2) through (C)(4) of Woodbury County's zoning ordinances (see attached pages of this application for a list of those items and information). A formal pre-application meeting is recommended prior to submitting this application. Pre-app mtg. date <u>June 24th, 2026</u> Staff present <u>Daniel Priestley</u>	
The undersigned is/are the owners(s) of the described property on this application, located in the unincorporated area of Woodbury County, Iowa, assuring that the information provided herein is true and correct. I hereby give my consent for the Woodbury County Community and Economic Development staff, Zoning Commission and Board of Adjustment members to conduct site visits and photograph the subject property. This Conditional Use Permit Application is subject to and shall be required, as a condition of final approval, to comply with all applicable Woodbury County ordinances, policies, requirements and standards that are in effect at the time of final approval. Owner <u>[Signature]</u> Applicant <u>[Signature]</u> Date <u>6-24-26</u> Date <u>6-24-26</u>	
Fee: \$300* Case #: _____ Check #: _____ Receipt #: _____	Date Received

PER SECTION 2.02(9)(C)(2 (d) PROVIDE A SPECIFIC DESCRIPTION OF THE PROPOSED CONDITIONAL USE: (Tab at the end of each line to continue)

Permission to establish and operate a temporary portable concrete batch plant, including associated silos, storage pils, aggregate stockpiles, trailers, tanks, and support equipment, to supply concrete for the Iowa DOT Highway 20 Reconstruction Project through Merville, Iowa during the 2026 and 2027 construction seasons.

PER SECTION 2.02(9) (C)(2)(e) PROVIDE A MAP DRAWN TO SCALE, SHOWING THE SUBJECT PROPERTY, ALL STRUCTURES AND OTHER IMPROVEMENTS, WITH THE PROPOSED CONDITIONAL USE IDENTIFIED PER STRUCTURE OR IMPROVEMENT . PROVIDE BY ATTACHMENT.

PER SECTION 2.02(9) (C)(2)(e) PROVIDE A STATEMENT IN RESPONSE TO EACH OF SIX BELOW CRITERIA AND STANDARDS FOR APPROVAL OF CONDITIONAL USES AS LISTED IN SECTION 2.02(9)F OF THE ORDINANCES. (Tab at the end of each line to continue)

- (a) Provide a statement to why you feel the conditional use requested is authorized as a conditional use in the zoning district within which the property is located and that any specific conditions or standards described as part of that authorization have been or will be satisfied.

Section 3.03.4 of the Woodbury County Zoning Ordinance identifies temporary concrete mixing, temporary asphalt mixing, and temporary aggregate crushing and screening as land uses that may be considered by Conditional Use Permit within the Agricultural Preservation (AP) District. The proposed Rex Model S portable concrete batch plant is a temporary facility established solely to support the Iowa Department of Transportation Highway 20 Reconstruction Project through Merville, Iowa.

The proposed operation will consist of one portable concrete batch plant, one combination cement and fly ash silo, four to six portable storage pils, aggregate stockpiles, portable water storage, admixture storage, and associated support equipment. No permanent buildings or foundations will be constructed as part of this project. The facility will operate only for the duration necessary to complete the Highway 20 reconstruction project during the 2026 and 2027 construction seasons. Upon completion of construction, all temporary equipment, stockpiles, utilities, and ancillary facilities will be removed and the property restored for continued agricultural use.

Croell, Inc. will comply with all applicable Woodbury County ordinances, Iowa Department of Transportation requirements, Iowa Department of Natural Resources environmental permits, and all other applicable federal, state, and local regulations governing the operation of a temporary concrete batch plant.

- (b) Provide a statement to why the proposed use and development will be in harmony with the general purpose and intent of this ordinance and the goals, objectives and standards of the general plan. (Tab at the end of each line to continue)

The proposed temporary batch plant is consistent with the purpose and intent of the Agricultural Preservation District because it does not permanently convert agricultural land or interfere with the long-term agricultural productivity of the property. The proposed use is temporary, directly related to a public infrastructure improvement, and will cease immediately upon completion of the Iowa Department of Transportation Highway 20 Reconstruction Project.

The selected location was chosen because of its immediate proximity to the construction corridor. Locating the batch plant adjacent to the project significantly reduces haul distances between the concrete production facility and the paving operation, reducing heavy truck traffic on county secondary roads while improving construction efficiency and maintaining concrete quality.

The proposed location also provides important public safety benefits. During active paving operations, concrete haul trucks will primarily travel within or immediately adjacent to the Iowa Department of Transportation traffic control zone established for the project. Utilizing existing lane closures and controlled work zones substantially reduces interactions between construction traffic and the traveling public when compared to hauling concrete from a more distant permanent batch plant.

The reduced haul distance also decreases fuel consumption, vehicle emissions, and unnecessary travel on county roadways while improving project efficiency and reducing wear on public infrastructure.

Because the proposed facility is temporary, compatible with the surrounding agricultural setting, and will be completely removed upon completion of construction, the proposed use is consistent with both the intent of the Agricultural Preservation District and the long-term goals of Woodbury County.

- (c) Provide a statement to why the proposed use and development will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities, and other factors affecting the public health, safety and general welfare. (Tab at the end of each line to continue)

The proposed temporary batch plant has been designed and located to minimize impacts upon adjacent properties while safely supporting construction of the Iowa Department of Transportation Highway 20 Reconstruction Project.

The facility has been positioned within the agricultural portion of the property to maximize separation from the existing residence and farmstead improvements. Internal traffic circulation has been arranged so construction vehicles remain within designated operating areas and do not interfere with residential access.

Operations will generally occur Monday through Friday between 6:00 a.m. and 8:00 p.m. Any temporary schedule adjustments necessary to accommodate paving operations or weather conditions will be coordinated with the Iowa Department of Transportation.

Dust generation will be controlled through regular application of water to aggregate stockpiles, unpaved haul roads, staging areas, and other disturbed surfaces as conditions require. Cement and fly ash will be stored in enclosed systems equipped with dust collection equipment and filtration systems. Vehicle speeds within the plant site will be limited, and good housekeeping practices will be maintained throughout the project.

Noise impacts will be minimized through proper maintenance of equipment, functional mufflers, limiting unnecessary equipment idling, prompt repair of malfunctioning equipment, and locating major processing equipment within the designated plant area away from the residence whenever practical.

Traffic safety was a primary consideration in selecting the proposed location. During peak production, the facility may receive approximately 176 inbound material deliveries and up to 250 outbound concrete deliveries per day. Because the plant is located immediately adjacent to the Highway 20 reconstruction corridor, most truck traffic will travel within or immediately adjacent to the Iowa Department of Transportation controlled construction zone and lane closures established for the project. This significantly reduces interaction between construction vehicles and the traveling public, minimizes truck travel on county secondary roads, and improves overall safety for motorists and construction personnel.

Truck access to the site will utilize approved access locations from Ida Avenue. Croell, Inc. will continue coordinating with the Woodbury County Engineer and the Iowa Department of Transportation regarding access, hauling operations, and any roadway requirements necessary to safely accommodate project traffic.

Additional operational procedures, including dust control, noise mitigation, environmental protection measures, spill prevention, and traffic management, are described in Exhibit A – Operational Management, Mitigation, and Site Restoration Plan.

- (d) Provide a statement to why the proposed use and development will be located, designed, constructed and operated in such a manner that it will be compatible with the immediate neighborhood and will not interfere with the orderly use, development and improvement of surrounding property. (Tab at the end of each line to continue)

The proposed temporary batch plant has been designed to be fully compatible with surrounding agricultural land uses. The facility utilizes portable, modular equipment, including the Rex Model S portable batch plant, portable cement and fly ash storage, storage pigs, portable water tanks, trailers, and associated support equipment. No permanent foundations or permanent structures will be constructed.

The proposed layout centralizes plant operations within a designated operating area while maintaining separation from the existing residence and surrounding agricultural activities.

The facility's temporary nature allows all equipment and materials to be removed immediately upon project completion.

Following completion of the Highway 20 reconstruction project, all batching equipment, silos, storage pigs, aggregate stockpiles, trailers, temporary utilities, and associated facilities will be removed from the property. Disturbed areas will be graded as necessary, temporary surfacing removed where appropriate, compacted areas restored as practical, and the property returned to agricultural use in accordance with the property owner's wishes.

Because no permanent development is proposed, the temporary operation will not interfere with the orderly development or future agricultural use of surrounding property.

- (e) Provide a statement to why essential public facilities and services will adequately serve the proposed use or development. (Tab at the end of each line to continue)

Existing public facilities and services are adequate to support the proposed temporary operation. The facility has been intentionally located adjacent to the Highway 20 reconstruction corridor to reduce transportation demands on county secondary roads and improve project efficiency. Water required for concrete production and plant operations will be obtained from an on-site creek under an Iowa Department of Natural Resources Registration of Minor Non-Recurring Water Use. Croell, Inc. will obtain the required registration prior to withdrawing water and will conduct all water use in accordance with Iowa DNR requirements. Because the water source is located on the project site, the operation will not place demand on municipal water systems or rural water infrastructure.

The proposed facility has been located immediately adjacent to the Highway 20 reconstruction project, minimizing truck travel on county secondary roads while improving delivery efficiency and public safety. Croell, Inc. will continue coordinating with the Woodbury County Engineer regarding site access from Ida Avenue and will comply with any roadway access permits, traffic control requirements, or road maintenance agreements deemed necessary by the County Engineer. Emergency services, utility services, and transportation infrastructure are adequate to serve the temporary operation throughout the duration of the project. Additional information regarding traffic management and operational procedures is provided in Exhibit A – Operational Management, Mitigation, and Site Restoration Plan.

- (f) Provide a statement to why the proposed use or development will not result in unnecessary adverse effects upon any significant natural, scenic or historic features of the subject property or adjacent properties. (Tab at the end of each line to continue)

The proposed temporary batch plant will not result in unnecessary adverse impacts to significant natural, scenic, or historic features located on the subject property or surrounding lands.

The approximately 36.3-acre property consists primarily of an existing agricultural farmstead and cultivated cropland. The site does not contain known native woodland, designated conservation wetlands, or recognized historic landmarks that would be adversely affected by the proposed temporary operation.

Croell, Inc. will implement appropriate erosion and sediment control measures to prevent off-site runoff and protect adjacent agricultural lands. Spill prevention procedures will be maintained throughout the project, and fuels, admixtures, and other materials will be stored and handled in accordance with applicable environmental regulations.

Following completion of the Highway 20 reconstruction project, all temporary facilities and materials will be removed, disturbed areas restored, and the property returned to agricultural use. As a result, the proposed operation will have no permanent adverse impacts upon the natural, scenic, or agricultural character of the property.

Exhibit A

Operational Management, Mitigation, and Site Restoration Plan

Croell, Inc. – Portable Concrete Batch Plant

Iowa DOT Highway 20 Reconstruction Project – Merville, Iowa

Project Description

Croell, Inc. proposes to operate a temporary portable concrete batch plant on Parcel ID 894435100005, located at 1536 Ida Avenue, Merville, Iowa. The property consists of approximately 36.3 acres and is zoned AP – Agricultural Preservation.

The facility will support the Iowa Department of Transportation Highway 20 Reconstruction Project through Merville. The temporary plant will consist of a Rex Model S portable concrete batch plant, one combination cement and fly ash silo, four to six ground-level storage bins, aggregate stockpiles, water storage tanks, admixture storage, and associated support equipment.

Operations are anticipated to occur during portions of the 2026 and 2027 construction seasons. Current plans anticipate production beginning in August 2026 and concluding in early October 2026, with the remaining project work occurring during the 2027 construction season.

The plant is expected to produce approximately 2,500 cubic yards of concrete per day during peak paving operations.

Public Benefit and Need

The proposed facility is necessary to provide the concrete production capacity required to complete the Highway 20 reconstruction project in a safe, efficient, and timely manner.

Locating the batch plant adjacent to the project substantially reduces haul distances, improves concrete quality and delivery consistency, reduces fuel consumption, lowers vehicle emissions, and minimizes truck travel on public roadways. The facility directly supports a major public infrastructure investment that will improve transportation safety and mobility throughout the region.

The proposed use is temporary and project-specific and will be removed upon completion of the highway reconstruction project.

Traffic Management and Public Safety Plan

Traffic safety was a primary consideration in selecting the proposed batch plant location.

The facility is located immediately adjacent to the Highway 20 reconstruction corridor and within an area subject to Iowa Department of Transportation traffic-control measures associated with the project. During active paving operations, much of the truck traffic serving the batch plant and transporting concrete to the paving operation will travel within or immediately adjacent to controlled construction zones and restricted-access portions of the project corridor.

As a result, batch plant traffic will have substantially less interaction with the general motoring public than would occur if concrete were transported from a more distant permanent facility.

Locating the batch plant adjacent to the project:

- Reduces truck miles traveled on public roadways.
- Minimizes travel through residential and commercial areas.
- Reduces exposure between construction vehicles and the traveling public.
- Improves efficiency of concrete delivery operations.

- Improves overall project safety for motorists and construction personnel.
- Supports compliance with Iowa DOT traffic-control and safety requirements.

During peak paving operations, the facility may receive approximately 176 inbound material deliveries and up to 250 outbound concrete deliveries per day. Actual traffic volumes will vary based upon production schedules, weather conditions, and construction activities.

All truck movements will utilize approved project access routes and comply with applicable Iowa DOT traffic-control requirements.

Dust Control Plan

Croell, Inc. recognizes the importance of minimizing dust generation and maintaining good housekeeping practices throughout the duration of the project.

The following dust-control measures will be implemented as necessary:

- Application of water to haul roads, stockpiles, and traffic areas during dry conditions.
- Maintenance of moisture content within aggregate stockpiles when practical.
- Use of enclosed cement and fly ash storage systems.
- Dust collection systems on batching equipment and silos.
- Prompt cleanup of spilled materials.
- Limiting unnecessary vehicle speeds within the facility.
- Regular inspection and maintenance of dust-control equipment.
- Good housekeeping practices throughout the site.

Dust-control measures will be adjusted as needed to respond to weather conditions and site activities.

Noise Mitigation Statement

The proposed batch plant is temporary and will operate only during the duration of the highway reconstruction project.

Noise-generating activities will primarily consist of:

- Aggregate handling.
- Material delivery trucks.
- Concrete haul trucks.
- Portable batching equipment.
- Loader and support equipment operations.

The following measures will be utilized to minimize noise impacts:

- Proper maintenance of all equipment and vehicle mufflers.
- Limiting unnecessary equipment idling.
- Prompt repair of malfunctioning equipment.
- Locating equipment within the designated plant area away from nearby residences whenever practical.
- Restricting operations to established project working hours except as required for project-related activities or emergency situations.

Because the facility is located within an active highway construction corridor and is temporary in nature, noise impacts are expected to be limited to the duration of the project.

Compatibility With Surrounding Land Uses

The proposed facility is compatible with surrounding agricultural land uses and the temporary nature of the highway reconstruction project.

The selected location provides substantial separation from adjacent properties and allows operations to occur within an existing agricultural setting.

The facility will not involve construction of permanent buildings or permanent changes to the property.

The property owner has authorized the use of the site for temporary batch plant operations associated with the project.

The temporary nature of the facility and the mitigation measures described herein are intended to

minimize impacts on neighboring properties while supporting completion of a significant public infrastructure project.

Hours of Operation

The facility will generally operate:

Monday through Friday

6:00 a.m. to 8:00 p.m.

Occasional adjustments to operating hours may be necessary to accommodate weather conditions, paving schedules, equipment maintenance, or other project-related requirements.

Any extended operations would occur only when necessary to support construction activities and maintain project schedules.

Environmental Protection Measures

Croell, Inc. will implement reasonable environmental protection measures throughout the project including:

- Spill prevention and response procedures.
- Proper storage and handling of fuels and lubricants.
- Proper storage and handling of cementitious materials.
- Routine site inspections.
- Stormwater and erosion-control practices as required.
- Immediate cleanup of spills and material releases.
- Compliance with applicable federal, state, county, and Iowa Department of Transportation requirements.

Spill response materials and equipment will be maintained onsite throughout the duration of operations.

Site Restoration Plan

The proposed batch plant is temporary and will be removed upon completion of the Highway 20 reconstruction project.

Upon completion of operations:

- All batching equipment will be removed from the site.
- Cement and fly ash silos will be removed.
- Storage pigs and trailers will be removed.
- Aggregate stockpiles and excess materials will be removed.
- Temporary utilities and ancillary equipment will be removed.
- Any accumulated waste materials will be properly disposed of.
- Disturbed areas will be graded as necessary to blend with surrounding site conditions.
- The property will be restored to a condition suitable for its previous agricultural use unless otherwise requested by the property owner.

No permanent structures associated with the batch plant will remain following project completion.

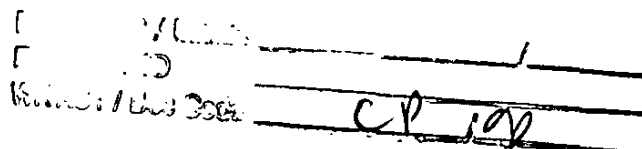
Conclusion

The proposed portable concrete batch plant is necessary to efficiently complete the Iowa Department of Transportation Highway 20 Reconstruction Project through Merville.

The facility provides significant public benefits by supporting a major transportation improvement project while reducing haul distances, improving delivery efficiency, reducing truck travel on public roadways, and enhancing overall project safety.

The proposed operation is temporary, will employ appropriate dust, noise, traffic, and environmental controls, and will be fully removed upon completion of the project. The site will be restored following project completion, ensuring no long-term impacts to surrounding properties or land uses.





DEPARTMENT OF NATURAL RESOURCES
CHUCK GIPP, DIRECTOR

CERTIFIED MAIL

91 7199 9991 7032 5930 6519

Subject: Issuance of Air Quality Construction Permit for Croell Redi-Mix Inc. Portable 136

Plant ID: PP-12-000
Project Number: 14-158

Dear Mr. Hansen:

This letter transmits the air quality construction permit for the following air contaminant source as described in your generalized air construction permit application for a Concrete Batch Plant received on April 24, 2014. The Department understands that the application reflected accurate and complete information. This permit is issued for a portable concrete batch plant.

Emission Unit	Control	Testing	Permit Number
Croell Redi-Mix Inc. Portable 136 Wet Batch Plant	Baghouse	None	14-A-293

Your attention is directed toward the specified Permit Conditions contained within this permit, specifically Sections 11, 14 and 15 (Emission Unit and Point Characteristics, Operating Limits and Operating Condition Monitoring, respectively). Please review these conditions and the entirety of the Air Construction Permit to understand the requirements necessary to remain in compliance with the permit.

Initial compliance testing is not required. As a condition of the generalized permit, no initial performance testing is required. However, the Department reserves the right to require testing for all emission units in the future if needed. Opacity exceeding the Indicator Opacity or a test failure of any other emission unit at this facility will be used as the primary indicators for the Department to consider requiring compliance stack testing.

Bob Hansen
Croell Redi-mix Inc. Portable 136
May 1, 2014
Page 2 of 2

Based upon information submitted during the application process, the Department has determined that the concrete batch plant is not subject to the National Emission Standards for Hazardous Air Pollutants (NESHAP) at this time.

Per application, the diesel engine was manufactured in 2001. Hence, the engine is not subject to the New Source Performance Standards (NSPS). NSPS requirements are explained in Section 13 of the permit.

According to the Department records, this facility is not a major stationary source for the purposes of Prevention Significant Deterioration (PSD). In addition, this facility is not subject to the Title V Operating Program at this time.

If you have any questions concerning this project, please contact Priyanka Painuly, the review engineer, by telephone at 515-725-9546 or by email at Priyanka.Painuly@dnr.iowa.gov. You may also contact the Air Construction Permit Hotline at 1.877.AIR.IOWA (1.877.247.4692) with any construction permit related questions.

Sincerely,



Gary Smith, Senior Environmental Engineer
Construction Permit Section
Air Quality Bureau

Enc.: Permit 14-A-293

Web Site: <http://www.iowadnr.gov/InsideDNR/RegulatoryAir.aspx>

Forms:

<http://www.iowadnr.gov/InsideDNR/RegulatoryAir/ConstructionPermits/ApplicationForms.aspx>



GOVERNOR KIM REYNOLDS
 LT. GOVERNOR CHRIS COUNOYER
 DIRECTOR KAYLA LYON

DEPARTMENT OF NATURAL RESOURCES
 NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)
 NOTICE OF GENERAL PERMIT COVERAGE UNDER
 GENERAL PERMIT NO. 3

**STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITY FOR
 ASPHALT PLANTS, CONCRETE BATCH PLANTS, ROCK CRUSHING PLANTS, AND
 CONSTRUCTION SAND AND GRAVEL FACILITIES**

This notice of general permit coverage for a storm water discharge associated with construction activity is issued pursuant to the authority of section 402 (b) of the Clean Water Act (U.S.C. 1342(b)), Iowa Code 455B.174, and subrule 567--64.4(2), Iowa Administrative Code. A Notice of Intent has been filed with the Iowa Department of Natural Resources that this storm water discharge complies with the terms and conditions of NPDES General Permit No. 3. Authorization is hereby issued to discharge storm water associated with industrial activity as defined in Part VIII of the Iowa Department of Natural Resources NPDES General Permit No. 3 in accordance with the terms and conditions set forth in the permit.

Owner:

**CROELL, INC.
 2010 KENWOOD AVE.
 NEW HAMPTON IA 50659
 (800)765-1490**

Contact:

**JEN SIMPSON
 CROELL, INC.
 2010 KENWOOD AVE. PO BOX 430
 NEW HAMPTON IA 50659
 (641)394-6789**

Permit Coverage Issued To:

**CROELL, INC.
 1691 375TH ST
 in LAKE CITY, CALHOUN COUNTY
 located at**

1/4 Section	Section	Township	Range
NW	22	86N	34W

Coverage Provided Through:

4/1/2027

NPDES Permit Discharge Authorization Number:

21467 - 21234

Discharge Authorization Date:

4/1/2012

www.iowadnr.gov/wateruse

Water Use Registration Application

IDNR CASHIER'S USE ONLY
0975-542-WATR-PA-0570**Contact Information**

This section includes contact information regarding the registration holder and property owner for this Registration. The listed registration holder will receive all communications from the program.

Registration Holder**Contact**Business Name: **Croell Inc.**Name: **Jason Meihost**

Email: [REDACTED]

Primary Phone: **319-530-5760** Ext:

Secondary Phone:

Fax:

AddressAddress 1: **2010 Kenwood Ave**

Address 2:

City: **New Hampton**State: **Iowa**Zip: **50659****Water Sources**

This section includes information regarding the type of sources of water withdrawn for this Registration. Identify all unique sources of water to be used.

Source Name: **Mcelhaney Creek**Source Type: **Stream/River****Water Usage****The water withdrawn will be put to the following beneficial use(s):**☐ **Aquifer Remediation** ☐ **Water Level** ☐ **Dust Suppression** ☐ **Directional Drilling** ☐ **Highway Construction**☒ **Mix Water** ☐ **Pressure Testing** ☐ **Test Pumping** ☐ **Other** ____**Comments/Details (optional):**

N/A

Allocation**Requested Amount**

Maximum quantity desired: **750,000.00 Gallons** Maximum pumping rate: **400.00 GPM**

Estimated Dates of Water Withdrawal

Begin Date: **07/27/2026** End Date: **11/27/2026**

Documents Uploaded

- The following attachment is required for all new applications:
- A scaled map or aerial photo that clearly displays the following information:
 - Water use location boundaries
 - Labeled point locations of all withdrawal sites (wells & intakes)
 - Labeled depths of any wells

Optional: Additional supporting documents can also be uploaded.

File Name
Woodbury Co Water Discharge Map

Parcel Report(s)

Woodbury County, IA / Sioux City

Summary

Parcel ID	894435100005
Alternate ID	861770
Property Address	1536 IDA AVE MOVILLE IA 51039
Sec/Twp/Rng	35-89-44
Brief Tax Description	ARLINGTON TOWNSHIP SWNW(EX ROAD ROW) 35-89-44 (Note: Not to be used on legal documents)
Deed Book/Page	2024-02194(3/15/2024)
Gross Acres	36.30
Net Acres	36.30
Adjusted CSR Pts	1814.83
Zoning	AP - AGRICULTURAL PRESERVATION
District	0049 ARLINGTON/WD-C
School District	WOODBURY CENTRAL
Neighborhood	N/A



Owner

Deed Holder
[COUNTRYMAN JAMES D REVOCABLE TRUST](#)
[2957 150TH STREET](#)
MOVILLE IA 51039-8096
Contract Holder
Mailing Address
COUNTRYMAN JAMES D REVOCABLE TRUST
2957 150TH STREET
MOVILLE IA 51039-8096

Land

Lot Area 36.30 Acres; 1,581,228 SF

Residential Dwellings

Residential Dwelling	
Occupancy	Single-Family / Owner Occupied
Style	1 Story Frame
Architectural Style	N/A
Year Built	1910
Condition	Above Normal
Roof	Asph / Gable
Flooring	
Foundation	Brk
Exterior Material	Alum
Interior Material	Plas
Brick or Stone Veneer	
Total Gross Living Area	1,038 SF
Main Area Square Feet	384
Attic Type	1/2 Finished; 134 SF
Number of Rooms	0 above; 0 below
Number of Bedrooms	0 above; 0 below
Basement Area Type	None
Basement Area	140
Basement Finished Area	
Plumbing	1 Standard Bath - 3 Fi; 1 Shower Stall Bath - 3;
Appliances	1 Dishwasher;
Central Air	Yes
Heat	Heat Pump
Fireplaces	
Porches	
Decks	
Additions	1 Story Frame (120 SF); 1 Story Frame (280 SF) (140 Bsmt SF); 1 Story Frame (120 SF);
Garages	572 SF - Att Frame (Built 1993);

Agricultural Buildings

Plot#	Type	Description	Width	Length	Year Built	Building Count
0	Silo - Concrete	SILO	21	65	1965	1
0	Crib	CRIB	26	28	1967	1
0	Bin - Grain Storage (Bushel)		0	0	1967	1
0	Shed	FEED SHED	10	18	1969	1
0	Bin - Grain Storage (Bushel)		0	0	1973	1
0	Steel Utility Building	MACHINE SHED	48	120	1978	1
0	Steel Bulk Feed Tank	BULK BIN	9	0	1980	1
0	Steel Bulk Feed Tank	BULK BIN	6	0	1980	1
0	Silage Trench/Bunker	SILO BUNKER	30	100	1991	1
0	Steel Utility Building	MACHINE SHED	48	60	1994	1
	Bin - Grain Storage (Bushel)		42	27	2005	1
	Steel Utility Building		40	60	2021	1

Yard Extras

#1 - (1) Auger, Horizontal 6 Auger Dia., 56.00 LF, Built 1960

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
3/14/2024	COUNTRYMAN JAMES D	COUNTRYMAN JAMES D REVOCABLE TRUST	2024-02194	No consideration	Deed		\$0.00
12/17/2008	COUNTRYMAN LLOYD	COUNTRY JAMES	701/1667	SALE BETWEEN FAMILY MEMBERS	Deed		\$685,000.00

☐ Show There are other parcels involved in one or more of the above sales:

Valuation

	2026	2025	2024	2023	2022
Classification	Ag Dwelling / Agriculture	Ag Dwelling / Agriculture	Ag Dwelling / Agriculture	Ag Dwelling / Agriculture	Ag Dwelling / Agriculture
+ Assessed Land Value	\$69,730	\$69,730	\$59,110	\$59,110	\$45,920
+ Assessed Building Value	\$54,900	\$54,900	\$59,950	\$59,040	\$42,360
+ Assessed Dwelling Value	\$111,770	\$111,770	\$98,960	\$98,960	\$78,640
= Gross Assessed Value	\$236,400	\$236,400	\$218,020	\$217,110	\$166,920
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$236,400	\$236,400	\$218,020	\$217,110	\$166,920

Sioux City Special Assessments and Fees

[Click here to view special assessment information for this parcel.](#)

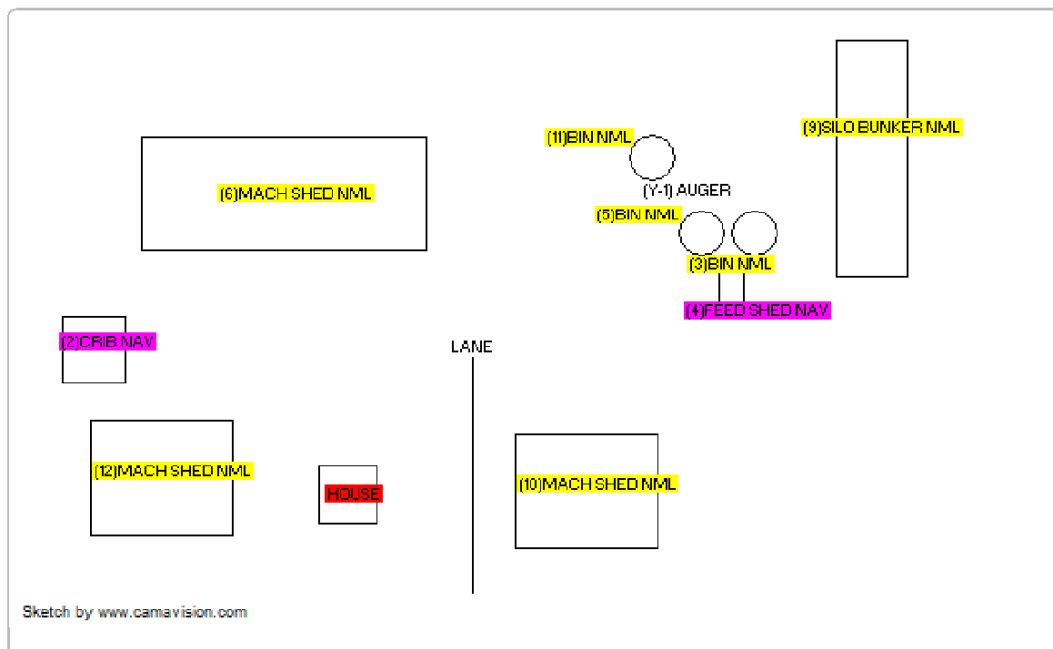
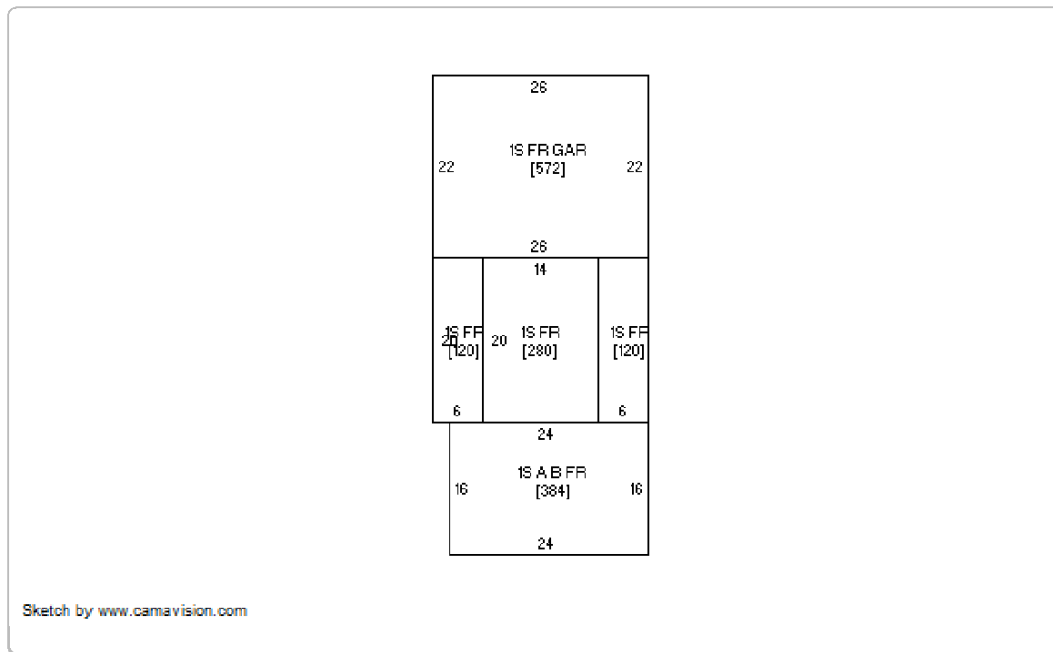
Woodbury County Tax Credit Applications

Apply for Homestead or Military Tax Credit

Photos



Sketches



No data available for the following modules: Commercial Buildings, Permits, Sioux City Tax Credit Applications, Sioux City Board of Review Petition.

The maps and data available for access at this website are provided "as is" without warranty or any representation of accuracy, timeliness, or completeness. There are no warranties, expressed or implied, as to the appropriate use of the maps and data or the fitness for a particular purpose. The maps and associated data at this website do not represent a survey. No liability is assumed for the accuracy of the data delineated on any map, either expressed or implied.
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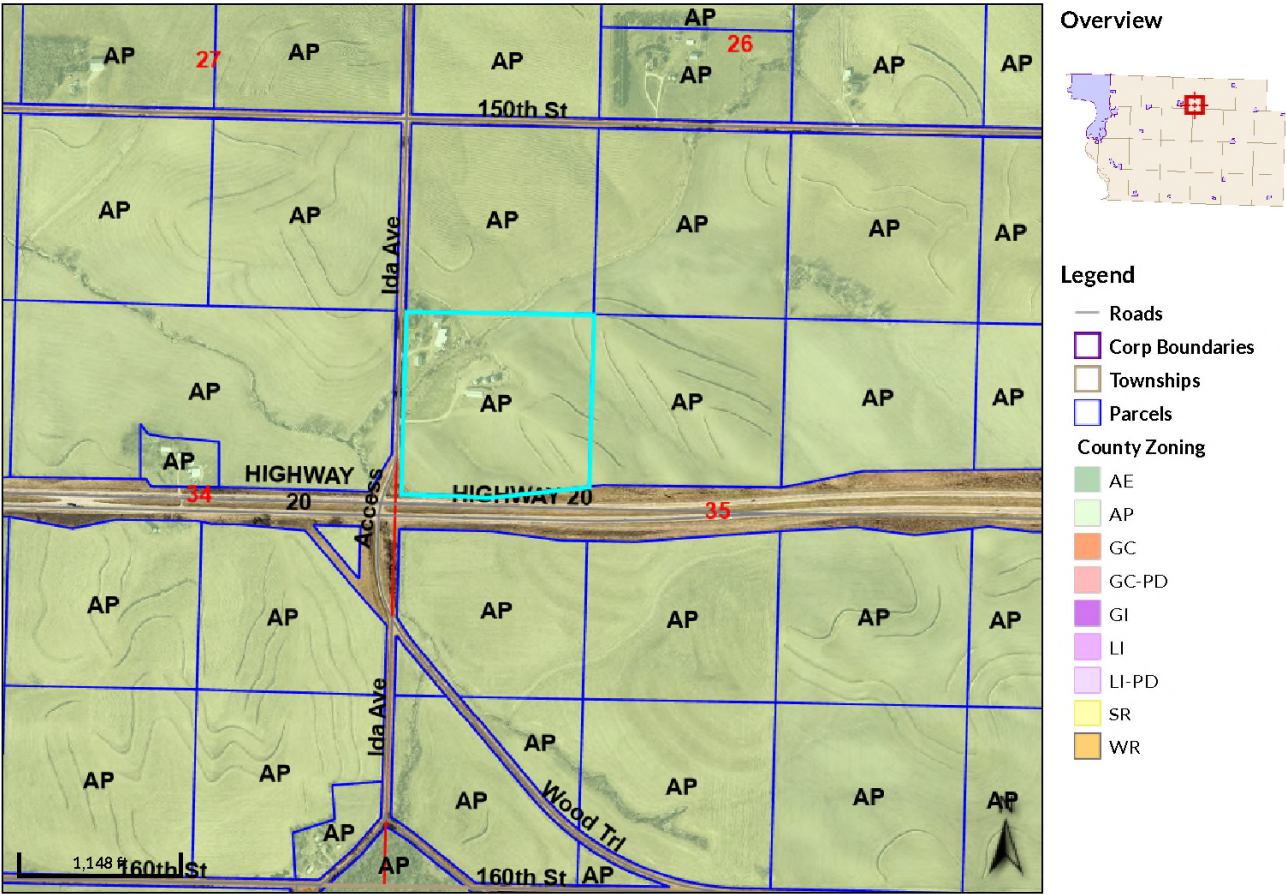
Contact Us

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Zoning Map

 BeaconTM

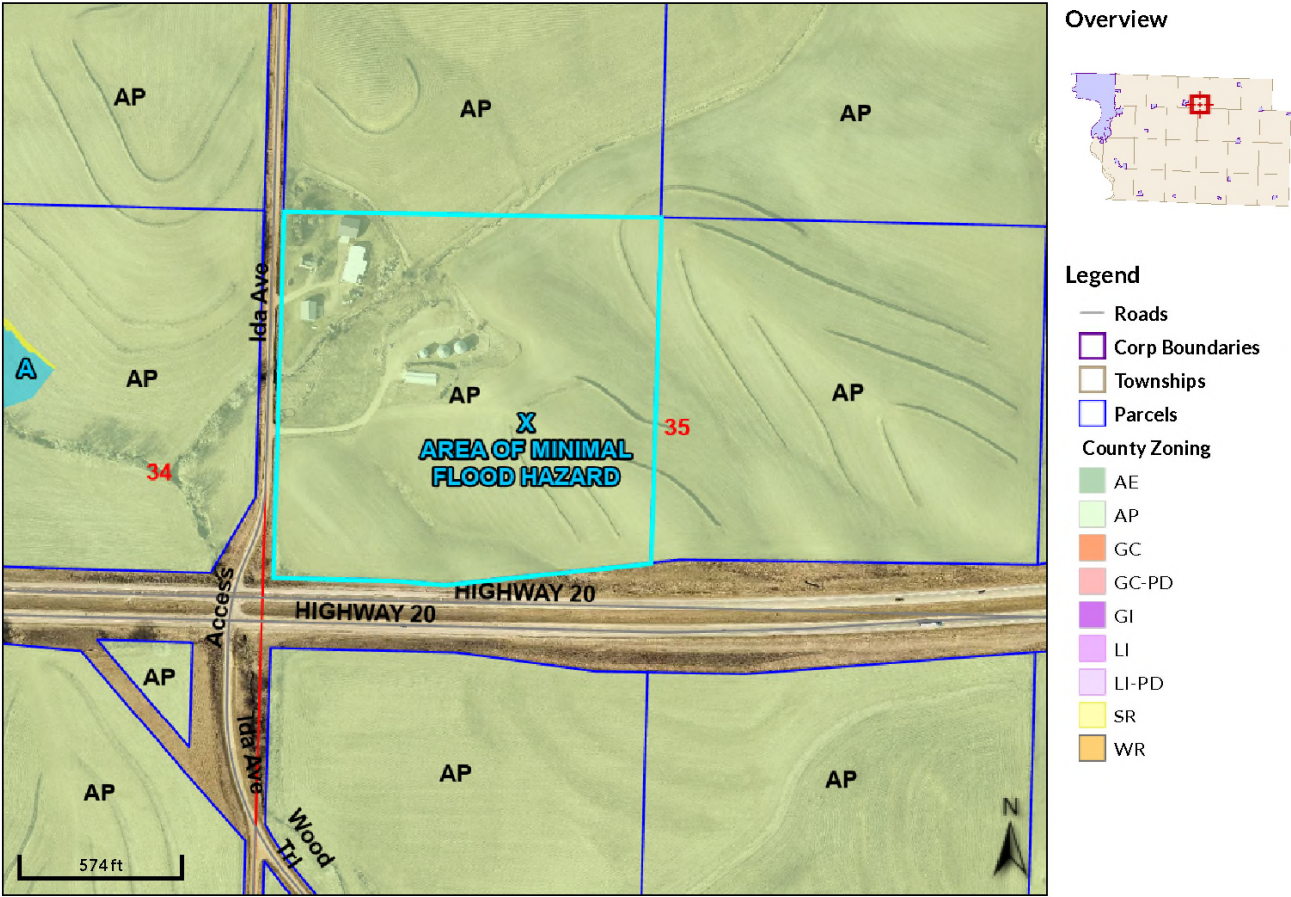
Woodbury County, IA / Sioux City



Parcel ID	894435100005	Alternate ID	861770	Owner Address	COUNTRYMAN JAMES D REVOCABLE TRUST
Sec/Twp/Rng	35-89-44	Class	A		2957 150TH STREET
Property Address	1536 IDA AVE	Acreage	36.3		MOVILLE, IA 51039-8096
	MOVILLE				
District	0049				
Brief Tax Description	ARLINGTON TOWNSHIP SWNW(EX ROAD ROW) 35-89-44				
	(Note: Not to be used on legal documents)				

Date created: 7/1/2026
Last Data Uploaded: 6/30/2026 10:00:46 PM
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GEOSPATIAL

Floodplain Map



Parcel ID	894435100005	Alternate ID	861770	Owner Address	COUNTRYMAN JAMES D REVOCABLE TRUST
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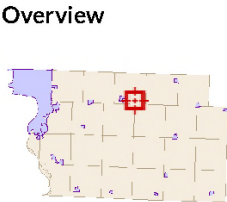
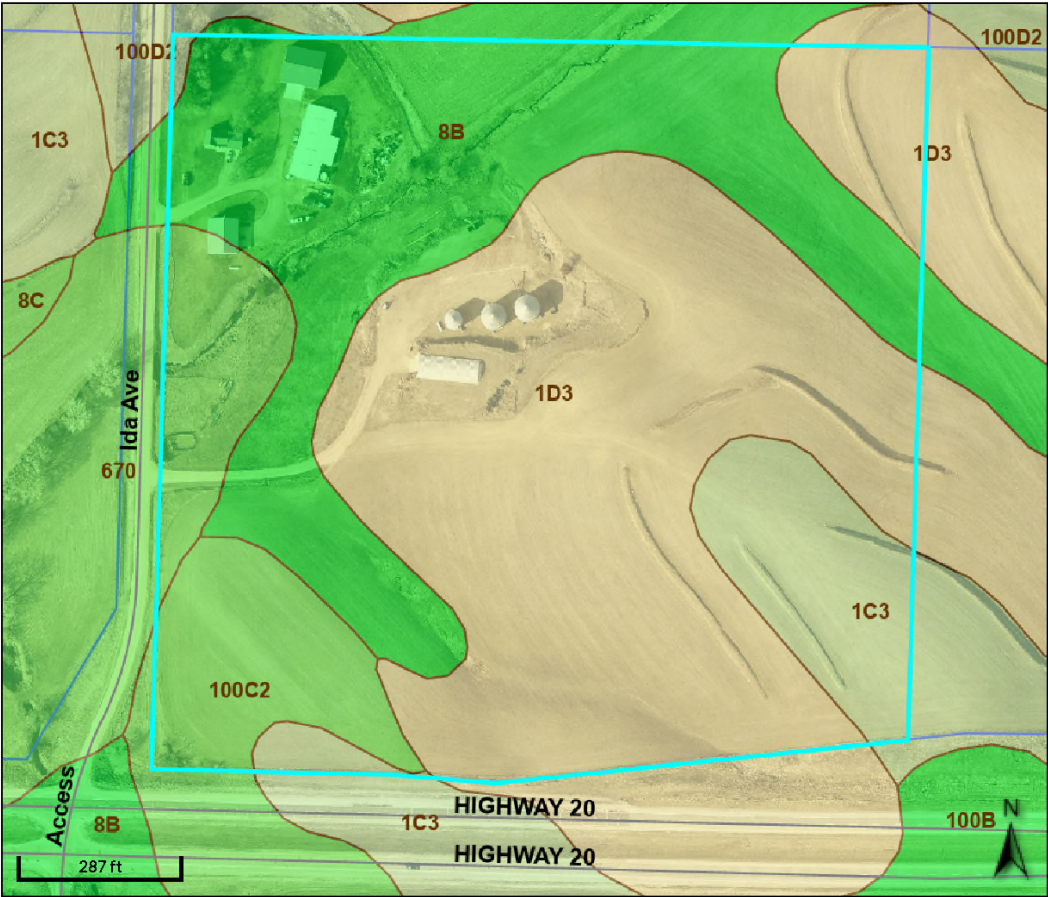
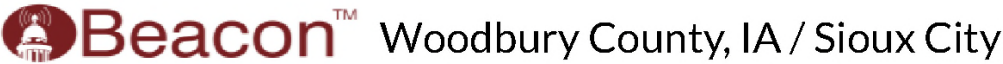
Elevation Map



Pictometry



Soil Report



Legend

- Roads
- Soils
 - 0.000000 - 5.000000
 - 5.000001 - 20.000000
 - 20.000001 - 30.000000
 - 30.000001 - 40.000000
 - 40.000001 - 50.000000
 - 50.000001 - 60.000000
 - 60.000001 - 70.000000
 - 70.000001 - 80.000000
 - 80.000001 - 90.000000
 - 90.000001 - 100.000000
- Corp Boundaries
- Townships
- Parcels

Parcel ID	894435100005	Alternate ID	861770	Owner Address	COUNTRYMAN JAMES D REVOCABLE TRUST
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Developed by  **SCHNEIDER**
GEOSPATIAL

Woodbury County, IA / Sioux City

Summary

Parcel ID	894435100005	
Gross Acres	36.30	
ROW Acres	0.00	
Gross Taxable Acres	36.30	
Exempt Acres	0.00	
Net Taxable Acres	36.30	(Gross Taxable Acres - Exempt Land)
Average Unadjusted CSR2	58.99	(2141.24 CSR2 Points / 36.3 Gross Taxable Acres)

Agland Active Config 2025
 Processed Date and Time 2026-02-20 12:03:41

Sub Parcel Summary

Description	Acres	CSR2	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	25.68	53.37	1,370.54	1,370.54
Non-Crop	10.62	72.57	770.70	452.84
Total	36.30		2,141.24	1,823.38

Soil Summary

Description	SMS	Soil Name	CSR2	Adjusted Acres	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	92.00	5.27	484.84	484.84
100% Value	100C2	Monona silty clay loam, 5 to 9 percent slopes, eroded	85.00	2.70	229.50	229.50
100% Value	670	Rawles silt loam, 0 to 2 percent slopes, occasionally flooded	82.00	0.24	19.68	19.68
100% Value	1C3	Ida silt loam, 5 to 9 percent slopes, severely eroded	58.00	2.98	172.84	172.84
100% Value	1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	32.00	14.49	463.68	463.68
Non-Crop	8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	92.00	5.69	523.48	273.58
Non-Crop	670	Rawles silt loam, 0 to 2 percent slopes, occasionally flooded	82.00	1.75	143.50	79.24
Non-Crop	100D2	Monona silty clay loam, 9 to 14 percent slopes, eroded	60.00	0.07	4.20	2.74
Non-Crop	1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	32.00	3.11	99.52	97.28
Total				36.30	2,141.24	1,823.38

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VARIANCE PROPOSAL

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Application Information

Application Date: July 6, 2026

Applicant(s)/Owner(s): Andrew Alan Glover

Total Acres: 2.56

Pre-Application Meeting: June, 2026

Legal Notice Date: July 21, 2026

Stakeholder(s) Notice Date: July 8, 2026

Neighbor Notification Letter: July 17, 2026

Board of Adjustment Public Hearing Date: August 3, 2026, 5:00 PM

Property Details

Parcel(s): 884517400006

Township: T88N

Range: R45W

Section: 17

Quarter: NW ¼ of the SE ¼

Zoning District: Agricultural Preservation (AP)

Floodplain District: Zone X (Not in floodplain)

Property Address: 1871 GRUNDY AVE., MOVILLE IA 51039

Current Use: Single-family residential dwelling (built 1918 per parcel records; 1.5-story frame, 1,666 sq ft living area, full basement, detached garage) with existing porches/decks and farm ground on three sides

Proposed Use: Same residential use, with reconstruction and enlargement of the storm-damaged west-side (rear) porch structure to enclose basement access and well.

Legal Description

Part of the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) of Section Seventeen (17), Township Eighty-eight (88) North, Range Forty-five (45) West of the 5th Principal Meridian, Woodbury County, Iowa, described as follows:

Beginning at the Northeast corner of said Northeast Quarter (NE¼) of the Southeast Quarter (SE¼); thence South One Degree Twenty-four Minutes Two Seconds (S 1°24'02") West along the East line of said Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) for Five Hundred Eighty-three Feet (583'); thence North Fifty-eight Degrees Twenty Minutes Fifty-four Seconds (N 58°20'54") West for Two Hundred Eighty-seven and Ninety-four Hundredths Feet (287.94); thence North One Degree Three Minutes Forty-nine Seconds (N 1°03'49") East for Three Hundred Fifty-one and Twelve Hundredths Feet (351.12); thence North Forty-seven Degrees Twenty-seven Minutes Thirty-four Seconds (N 47°27'34") West for One Hundred Twenty-one Feet (121') to the North line of said Northeast Quarter (NE¼) of the Southeast Quarter (SE¼); thence South Ninety-nine Degrees Forty-eight Minutes Thirty Seconds (S 89°48'30") East along said North line for Three Hundred Forty-two Feet (342') to the point of beginning. Containing 3.00 Acres including county right of way and 2.56 Acres excluding said right of way. Subject to and together with any and all easements, restrictions and covenants. Note: The East line of said Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) is assumed to bear South One Degree Twenty-four Minutes Two Seconds (S 1° 24' 02") West

Purpose of Variance Application

The applicant, Andrew Alan Glover, requests a variance from Section 3.04 (Zoning District Dimensional Standards) of the Woodbury County Zoning Ordinance to authorize the reconstruction and enlargement of the existing back porch on the west (rear) side of the single-family dwelling at 1871 Grundy Ave., Merville, IA 51039, within the Agricultural Preservation (AP) zoning district. The porch was damaged by a storm on May 16, 2026, and needs to be replaced. The applicant proposes to enlarge the

structure to also enclose the basement access and well. The new addition will be attached to the rear of the existing house and will face away from Grundy Avenue (the public road). Farmland lies immediately to the north, west, and south.

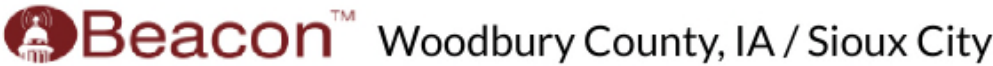
The existing house is a legal nonconforming structure because it lies entirely within the required 100-foot front yard setback (front of the house approximately +/- 46 feet from the right-of-way line; rear of the house approximately +/- 90 feet from the right-of-way line). The proposed addition, although located at the rear and facing away from the road, would still be situated within the 100-foot front setback area. Pursuant to Section 4.02.4(A), any enlargement of a legal nonconforming structure is prohibited if it creates any additional nonconformity or increases the degree of existing nonconformity. Variance relief from Section 3.04 is therefore required to permit the reconstruction and enlargement without violating Section 4.02.4(A). Therefore, the property owner requests variance relief as necessary to place the addition on the back of the house within the back portion of the 100 FT setback, hence relief at 75 feet or more from the right-of-way line to construct the addition.

Section 4.02.5 (governing expansion of legal nonconforming uses) does not apply. Single-family residential use is a permitted principal use in the AP district under the Land Use Summary Table (Section 3.03.4). The nonconformity is structural and locational only. This is the minimum relief necessary. The addition is modest in scale and attached to the rear of the dwelling. As shown on the attached site plan, the proposal includes expanding the structure approximately 20 feet to the west (rear) of the house. The addition will remain within the remaining portion of the 100-foot front yard setback and is surrounded on three sides by farmland.

As detailed in the attached Variance Application (responses to Section 2.02.8.F(1)(a)(i)–(v) and F(1)(b)(i)–(iii)), granting the variance will not be contrary to the public interest or the general intent of the ordinance. It will not adversely impact nearby properties, substantially increase congestion of people, buildings, or traffic, endanger public health or safety, overburden public facilities or services, or impair the enjoyment, use, or value of nearby property. The economic hardship is not self-created; it results from storm damage (an act of God) to a pre-existing legal nonconforming structure. The project is necessary to restore reasonable use of the property, including safe enclosure of the basement. The variance meets all applicable criteria in Section 2.02.8.F and does not permit a prohibited use, constitute a de facto amendment of the ordinance, or grant more than the minimum relief needed.



Aerial Map



Parcel ID	884517400006	Alternate ID	n/a	Owner Address	GLOVER ANDREW ALAN
Sec/Twp/Rng	17-88-45	Class	R		1871 GRUNDY AVE
Property Address	1871 GRUNDY AVE	Acreage	2.56		MOVILLE, IA 51039
	MOVILLE				
District	0053				
Brief Tax Description	MOVILLE TOWNSHIP AN IRREG TCT BEING PT OF NE SE OF 17-88-45 DESCRIBED AS BEG AT NE COR OF NE SE THNC S 583 FT, THNC NW 287.94 FT, THNC N 351.12 FT, THNC NW 121 FT, THNC E 342 FT TO POB				
	(Note: Not to be used on legal documents)				

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Requirements for Variances

Review Criteria 1: (Section 2.02.8F1[A])

In terms of the variance application process, it is the duty of the Board of Adjustment to determine that the granting of the variance will not be contrary to the public interest or the general intent and purpose of this title in that it:

- ADVERSELY IMPACTS NEARBY PROPERTIES;
- SUBSTANTIALLY INCREASES CONGESTION OF PEOPLE, BUILDINGS OR TRAFFIC;
- ENDANGERS PUBLIC HEALTH OR SAFETY;
- OVERBURDENS PUBLIC FACILITIES OR SERVICES OR;
- IMPAIRS THE ENJOYMENT, USE OR VALUE OF NEARBY PROPERTY.

Review Criteria 2: (Section 2.02.8F1[B])

The ordinance also states that granting the variance is necessary to assure that the owner does not suffer an economic hardship. (Note: increased financial return or reduced costs to the applicant are not adequate cause for a finding for a hardship.) A finding of economic hardship must be based on each of the following:

- THE PROPERTY CANNOT YIELD A REASONABLE RETURN IF USED IN COMPLIANCE WITH THE REQUIREMENTS OF THIS TITLE;
- THE PROPERTY HAS UNIQUE PHYSICAL CONSTRAINTS THAT RESULT IN ITS INABILITY TO BE USED IN COMPLIANCE WITH THE REQUIREMENTS OF THIS TITLE; AND
- THE HARDSHIP IS NOT A RESULT OF ACTIONS BY THE OWNER.

Review Criteria 3: (Section 2.02.8F2-5)

The ordinance also states that no variance shall be granted:

- WHICH WOULD PERMIT THE ESTABLISHMENT OF A USE WITHIN A GIVEN DISTRICT WHICH IS PROHIBITED THEREIN;
- WHICH IS SO COMMONLY RECURRING THAT IT IS A DE FACTO AMENDMENT OF THIS ORDINANCE; AND
- THAT IS MORE THAN THE MINIMUM RELIEF NEEDED.
- TO THE PROVISIONS OF SECTION 5.03 RELATIVE TO FLOOD PLAIN MANAGEMENT REQUIREMENTS UNLESS THE BOARD OF ADJUSTMENT CONSIDERS THE FACTORS LISTED IN SUBSECTION 5.03-9.C (4).

Staff Recommendation

Based on the applicant's responses, the request appears to satisfy the review criteria: the variance will not be contrary to the public interest or ordinance intent; economic hardship exists due to storm damage on a pre-existing non-conforming structure; and the relief sought is the minimum necessary and does not permit a prohibited use or act as a de facto ordinance amendment.

Please review the email chain from Ivy Bremer of Siouxland District Health.

Staff finds no section within the zoning ordinance, nor any other cited zoning regulation, that directly prohibits a property owner from covering or enclosing a private well.

Siouxland District Health has confirmed the following:

- The Iowa Administrative Code prohibits wells located in basements, but the homeowner asserts that the proposed enclosure does not constitute a basement.
- The Health Department does not recommend enclosing the well due to concerns over future access, maintenance difficulty, pump removal, and the potential need to drill a new well if access becomes insufficient.
- Despite these concerns, the Health Department states they are not able to prohibit the owner from enclosing the well.

The Woodbury County Zoning Ordinance contains no language regulating how a private well may be enclosed, nor any requirement that a well remain exposed or accessible. No prohibition exists regarding covering a well. The closest regulation is

Section 4.06: Private Sewage Disposal and Water Supply Systems which states “There shall be sufficient ground area unoccupied by structures or paving to allow a proper system of sewage disposal and/or water supply conforming with the applicable standards and requirements of county and state regulations regardless of other provisions of this Ordinance. Site plans accompanying Building Permit applications shall clearly show the proposed sewage disposal system and/or water supply system. All such proposed systems shall be subject to approval of the appropriate health agencies prior to issuance of a building permit. Coverage of any part of a septic tank or leach field by a building or hard surface shall not be permitted.” (p. 44)

This provision does not directly prohibit enclosing a well head. The only explicit coverage ban applies to “any part of a septic tank or leach field.” A well head is part of a water-supply system, not a septic tank or leach field, so the sentence that forbids covering those sewage components does not reach well heads. The rest of the section addresses available ground area, site-plan disclosure, and health-agency approval for the overall systems; it does not add a separate ban on enclosing a well head.

Therefore, staff recommends approval of the variance request with the following condition:

Condition / Disclaimer:

The Board of Adjustment must clearly state in its decision that the property owner is enclosing or covering the well at their own risk. This approval does not constitute professional, engineering, or health-department support for enclosing the well, nor does it guarantee future access for maintenance or emergency repair. The property owner assumes full responsibility for any complications that arise from limited access to the well, including but not limited to the need to drill a new well if service becomes impossible. The County shall not be held liable for any future issues that occur as a result of the well enclosure.

Motion for Consideration:

I move to approve the variance application for Andrew Alan Glover (Parcel 884517400006) at 1871 Grundy Avenue, Merville, Iowa, granting relief from Section 3.04 and Section 4.02.4(A) of the Woodbury County Zoning Ordinance.

This motion authorizes the reconstruction and expansion of the storm-damaged rear porch structure—including enclosure of the access and private well access—extending 20 feet or more to the west within the rear portion of the 100-foot front yard setback, at a distance of 75 feet or more (or as necessary based on final review) from the Grundy Avenue right-of-way.

Condition of Approval:

This approval is subject to the following condition to be included in the official resolution:

Well Enclosure Assumption of Risk: The property owner encloses the private well entirely at their own risk. Approval does not imply health department or engineering endorsement, nor does it guarantee future maintenance access. The owner assumes all responsibility for potential complications, including the cost of drilling a new well if repairs become impossible. Woodbury County assumes no liability for issues arising from the enclosure."

Board of Adjustment Action

Hearing required. After receiving the report of the planning and zoning commission, the Board of Adjustment shall conduct a public hearing on the variance request in accordance with subsection 2.02-1. B.

Notification. Notification. Public notification of the Board of Adjustment hearing on the variance request shall be as required by subsection 2.02-1. B(1). Such notices shall provide information on the time, date and location of the hearing and a brief description of the requested variance. The public hearing is scheduled for Monday, April 6 at 5:00 PM.

Decision. Within 10 days after the public hearing the Board of Adjustment shall approve, approve with conditions or limitations, or deny the requested variance. The Board of Adjustment shall set forth findings of fact addressing the points enumerated in subsection 2.02-8. F(1) as a basis for its action.

Conditional approval of variances. The Board of Adjustment may, as a condition related to approval of a variance, impose restrictions and safeguards upon the property and the variance granted if it determines the restrictions to be necessary to minimize adverse effects on other property or the public interest. Such conditions shall be set forth in the resolution of the Board of Adjustment granting the variance. Failure to comply with any conditions imposed on a variance approval is a violation of this title.

Appeal of the actions of the Board of Adjustment. Any interested party may appeal a variance decision of the Board of Adjustment in two ways.

- (1) If the Board of Adjustment approves a variance, the Board of Supervisors pursuant to Section 335.10 of the Iowa Code may remand the matter to the Board of Adjustment for further consideration at any time within 30 days.
- (2) Any aggrieved party may appeal a decision of the Board of Adjustment within 30 days as provided by Section 335.18 of the Iowa Code. Such an appeal suspends the effect of the action of the Board of Adjustment until the appeal has been resolved. Any construction or cost incurred during the period subject to appeal is at the risk of the applicant.

Legal Notification

Sioux City Journal

AFFIDAVIT OF PUBLICATION

Sioux City Journal
2802 Castles Gate Drive
Sioux City 51106
(712) 293-4250

State of New Jersey, County of Camden, ss:

Anjana Bhadoriya, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Sioux City Journal, printed and published by Journal Communications, in Sioux City in Woodbury County and issued daily and Sunday and that this affidavit is Page 1 of 2 with the full text of the sworn-to notice set forth on the pages that follow, and the hereto attached:

PUBLICATION DATES:

Jul. 21, 2026

NOTICE ID: U2YKv2YA1b1NFYgNu4FB

PUBLISHER ID: COL-IA-503471

NOTICE NAME: BA_PHs_8-3-26

Publication Fee: \$144.98

Anjana Bhadoriya

(Signed) _____

SHARONN E THOMAS-POPE
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires January 23, 2027

VERIFICATION

State of New Jersey
County of Camden

Subscribed in my presence and sworn to before me on this: 07/24/2026

Sharon E. Pope

Notary Public

Notarized remotely online using communication technology via Proof.

**NOTICE OF PUBLIC HEARINGS
BEFORE THE WOODBURY
COUNTY BOARD OF
ADJUSTMENT**

The Woodbury County Board of Adjustment will hold public hearings on the following items, hereafter described in detail, on Monday, August 3, 2026, at 5:00 PM or as soon thereafter as the matters may be considered during the public hearing. Said hearings will be held in the Board of Supervisors' meeting room in the basement of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa. Copies of said items may now be examined at the office of the Woodbury County Community and Economic Development on the 6th Floor of the courthouse by any interested persons. All persons who wish to be heard in regard to the matters should appear at the aforesaid hearings in person or call 712-554-1133 and enter the Conference ID: 742-349-1234 during the meeting to listen or comment. However, it is recommended to attend in person as there is the possibility for technical difficulties with phone and computer systems. You may forward your written comments by mail or email to: Woodbury County Community and Economic Development, 6th Floor, Woodbury County Courthouse, 620 Douglas St., Sioux City, IA 51101. Emails should be sent to Daniel Proctor at dproctor@woodburycountyia.gov. Only signed comments will be considered and should be received no later than 10:00 AM on Friday, July 24, 2026.

Item One (1)
The Woodbury County Board of Adjustment will hold a public hearing pursuant to Section 335 of the Code of Iowa, to consider a conditional use permit application submitted by Cress, Inc. (Paving Division) (Applicant), on behalf of the property owner Countryman James D. Pensacola Trust. The application requests approval to establish and operate a temporary portable concrete batch plant (Flex Model 5 portable unit, size, storage, etc., 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 8443100005, approximately 36.30 acres, located at 1636 Ida Avenue, Moline, Iowa 51555, in the Agricultural Preservation (AP) Zoning District, within Arlington Township (T28N, R41W), Section 35 in the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4). The property is located north of Highway 20 and east of Ida Avenue. The property is currently used for agricultural land. The project is disclosed as a conditional use for a temporary concrete batch plant under Section 3.03.4 of the Woodbury County Zoning Ordinance. The applicant is Cress, Inc., Paving Division, 2017 Kennard Avenue, New Hampton, IA 50659. The owner is Countryman James D. Pensacola Trust, 2937 130th Street, Moline, IA 51559-8096.

Item Two (2)
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 Grier. 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 rear and the final location, dimensions, and configuration are subject to changes throughout the review and public hearing process and any additional variance relief intensely claimed necessary may be determined by the Board of Adjustment. The affected property consists of Parcel 8443140006, 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.

Item Three (3)

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 (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 500 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 & Megan Munro, 2750 140th St., Merville, Iowa 51039.

Item Four (4)

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 29' 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 intensity deemed necessary may be determined by the Board of Adjustment. The affected property consists of Parcel 894704152004, 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.

The preliminary agenda for the Woodbury County Board of Adjustment meeting, scheduled for Monday, August 3, 2026, at 5:00 PM will be posted on the Woodbury County website on the Board of Adjustment committee page at least 24 hours prior to the meeting. To access it, visit www.woodburycountyia.gov, navigate to the "Committees" section, and select "Board of Adjustment" (listed under the Iowa Code category). The direct link is https://www.woodburycountyia.gov/committees/board_of_adjustment/. For inquiries, call 712-279-6609 or email cpriestley@woodburycountyia.gov.
COL-IA-503471

Comments from Owners of Real Property Lying within 500 feet from the Subject Property

Name	Address	City	State	Zip	Comments
Andrew Alan Glover	1871 Grundy Ave.	Moville	IA	51039	No comments.
L&K Tabke Holdings LLC	3112 195th St.	Moville	IA	51039	Good Morning Daniel, I received the notification regarding the addition on the Glover acreage and I have no objections to these improvements to their property. Respectfully, Kathy Tabke (7/20/26)
Randal L. Beaver & Sherry A. Beavers Joint Revocable Trust	2231 Hancock Ave.	Moville	IA	51039	No comments.
Matthew M. Putze & Angela R.	1880 Grundy Ave.	Moville	IA	51039	No comments.

Stakeholder Comments

911 COMMUNICATIONS CENTER: No comments.

FIBERCOMM: No comments.

IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR): No comments.

IOWA DEPARTMENT OF TRANSPORTATION (IDOT): No comments.

LOESS HILLS NATIONAL SCENIC BYWAY: No comments.

LOESS HILLS PROGRAM: No comments.

LOGLINES: No comments.

LUMEN: No comments.

MAGELLAN PIPELINE: No comments.

MIDAMERICAN ENERGY COMPANY (Electrical Division): I have reviewed the following proposed variance for MEC electric distribution and we have no comments. Have a great week! – Casey Meinen, 7/8/26.

MIDAMERICAN ENERGY COMPANY (Gas Division): No comments.

NATURAL RESOURCES CONSERVATION SERVICES (NRCS): No comments.

NORTHERN NATURAL GAS: No comments.

NORTHWEST IOWA POWER COOPERATIVE (NIPCO): Have reviewed this request submitted by Andrew Alan Glover. NIPCO has no issues with this application. Thanks, - Jeff Zettel, 7/15/26

NUSTAR PIPELINE: No comments.

SIOUXLAND DISTRICT HEALTH DEPARTMENT: See email chain below with Ivy Bremer of Siouxland District Health.

WIATEL: No comments.

WINNEBAGO TRIBE: No comments.

WOODBURY COUNTY ASSESSOR: No comments.

WOODBURY COUNTY CONSERVATION: No comments.

WOODBURY COUNTY EMERGENCY MANAGEMENT: No comments.

WOODBURY COUNTY EMERGENCY SERVICES: No comments.

WOODBURY COUNTY ENGINEER: No comment on this one. – Laura Sievers, 7/21/26

WOODBURY COUNTY RECORDER: No comments.

WOODBURY COUNTY RURAL ELECTRIC COOPERATIVE (REC): No comments.

WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT: The WCSWCD has no comment regarding this variance. – Neil Stockfleth, 7/8/26.

WOODBURY COUNTY TREASURER: Treasurer's office does not have any comments. – Tina Bertrand, 7/8/26.

Daniel Priestley

From: Ivy Bremer
Sent: Tuesday, July 14, 2026 4:05 PM
To: Daniel Priestley
Subject: Re: Glover

Follow Up Flag: Follow up
Flag Status: Flagged

Dan,

Yes, I did speak to Andy. I explained that our department would not recommend enclosing the well due to concerns regarding access for maintenance and repairs. With the limited information available (no permit, unknown depth, etc.), it could be difficult to determine whether repairs could be made, especially if depth or equipment needs require pulling lines or components up and out of the pit in a tight and enclosed area.

I clearly informed the owner that if the pump ever needs to be replaced or if water issues occur and the system cannot be serviced, a new well would need to be drilled. The owner indicated they understood these potential consequences.

I also encouraged him to speak with a well driller, as it was recommended to pull the current pump and install a new pump with coiled pipe if the depth is less than <100'. This would allow a contractor to pull the system by hand and through the house if needed. If the homeowner maintains that adequate access exists, we are not able to prohibit them from enclosing the well.

Thanks

Ivy Bremer
Environmental Specialist
Siouxland District Health Department
1014 Nebraska St Sioux City IA 51105
Ph: 712-279-6119 | Fax: 712-255-2604
ibremer@siouxlanddistricthealth.org
Visit us at: www.siouxlanddistricthealth.org



From: Daniel Priestley <dpriestley@woodburycountyiowa.gov>
Sent: Tuesday, July 14, 2026 3:35 PM
To: Ivy Bremer <ibremer@siouxlanddistricthealth.org>
Cc: randaandandy@gmail.com <randaandandy@gmail.com>
Subject: RE: Glover

Hi Ivy,

I understand you spoke with Andrew Glover today about the enclosed well. He had indicated that you would not recommend the project but there is not a code section that would prohibit it based on the situation. Can you officially clarify this perspective as I need to share this with the Board of Adjustment as part of the variance consideration.

Thanks,

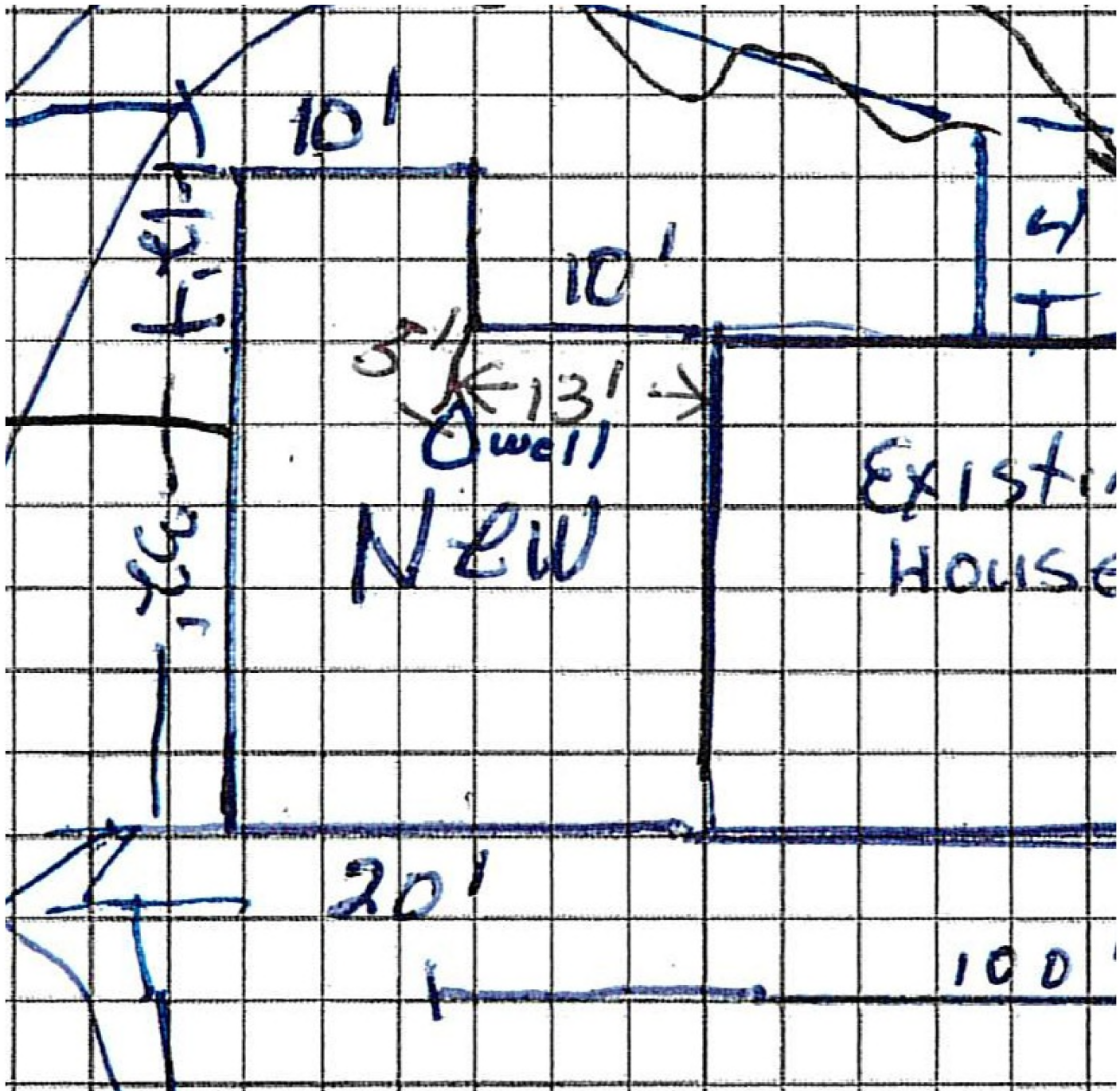
Daniel J. Priestley
Woodbury County Zoning Coordinator
620 Douglas Street #609
Sioux City, IA 51101

Phone: 712-279-6609
Fax: 712-279-6530
Website: WoodburyCountyIowa.gov

From: Daniel Priestley
Sent: Thursday, July 9, 2026 1:45 PM
To: Ivy Bremer <ibremer@siouxlanddistricthealth.org>
Subject: RE: Glover

Ivy,

Below is an excerpt from the site plan. Andrew has indicated that the well would be enclosed in the new structure and would be 5 Feet from the corner and 13 Feet from the nearest edge (see below). He is of the strong opinion that this does not constitute a "basement" and therefore - there should not be any issues. Please let me know your thoughts. Also attached are pictures of the well location relative to the house.



Daniel J. Priestley
Woodbury County Zoning Coordinator
620 Douglas Street #609
Sioux City, IA 51101

Phone: 712-279-6609
Fax: 712-279-6530
Website: WoodburyCountyIowa.gov

From: Ivy Bremer <ibremer@siouxlanddistricthealth.org>
Sent: Thursday, July 9, 2026 1:18 PM

To: Daniel Priestley <dpriestley@woodburycountyiowa.gov>

Subject: Glover

Dan,

I am needing a drawing of the property with the new addition as well as the location of the well. He also stated you had images of the current well. He states it is not in a basement but is accessible so trying to get a better idea.

Thanks

Ivy Bremer
Environmental Specialist
Siouxland District Health Department
1014 Nebraska St Sioux City IA 51105
Ph: 712-279-6119 | Fax: 712-255-2604
ibremer@siouxlanddistricthealth.org
Visit us at: www.siouxlanddistricthealth.org



Daniel Priestley

From: Ivy Bremer
Sent: Wednesday, July 8, 2026 4:15 PM
To: Daniel Priestley; Dawn Norton
Subject: Re: Comments Requested - Variance Request at 1871 Grundy Ave., Merville

Follow Up Flag: Follow up
Flag Status: Flagged

Dan,

I did speak to this gentleman a while ago and after reviewing the code, there is a section that prohibits the well being located in the basement. I have attached the code for review. If the homeowner has any questions, please provide my contact information.

IAC 567:49.6(4) Relation to buildings. The well shall be located so that no building interferes with reasonable access for cleaning, treatment, repair, testing, inspection and other maintenance. Wells shall not be located in basements.

<https://www.sioxlanddistricthealth.org/services/environmental-health/water-wells#docaccess-77ec6ea3e06aeea1467e71e45899d2cd40fe391d459e66f52a5f3aa58f1171a3>

Ivy Bremer
 Environmental Specialist
 Siouxland District Health Department
 1014 Nebraska St Sioux City IA 51105
 Ph: 712-279-6119 | Fax: 712-255-2604
ibremmer@siouxlanddistricthealth.org
 Visit us at: www.sioxlanddistricthealth.org



From: Daniel Priestley <dpriestley@woodburycountyiowa.gov>
Sent: Wednesday, July 8, 2026 2:44 PM
To: Daniel Priestley <dpriestley@woodburycountyiowa.gov>; Dawn Norton <dnorton@woodburycountyiowa.gov>
Subject: Comments Requested - Variance Request at 1871 Grundy Ave., Merville

Dear Woodbury County Stakeholder:

The Woodbury County Planning & Zoning Office requests your review and comments on the attached Stakeholder Review Report for a proposed **variance** at 1871 Grundy Ave., Merville, IA.

Proposal Summary: Andrew Alan Glover requests a variance from Section 3.04 (Zoning District Dimensional Standards) of the Woodbury County Zoning Ordinance to reconstruct and enlarge the existing storm-damaged west-side (rear) porch on his single-family dwelling. The property is located in the Agricultural Preservation (AP) zoning

district (Parcel # 884517400006). The existing house is a legal nonconforming structure with respect to the 100-foot front yard setback. The proposed addition will extend the rear porch approximately 20 feet westward to also enclose basement access and the well, remaining within the front setback area. Relief is requested to allow construction at 75 feet or more from the right-of-way line.

Please submit any comments no later than **10:00 AM on Thursday, July 24, 2026**.

The **Board of Adjustment Public Hearing** is scheduled for **August 3, 2026 at 5:00 PM** to be held in the Board of Supervisors' meeting room, basement of the Woodbury County Courthouse, Sioux City, Iowa.

Thank you for your prompt review and input. Please contact me if you have any questions.

Respectfully,

Daniel J. Priestley
Woodbury County Zoning Coordinator
620 Douglas Street #609
Sioux City, IA 51101

Phone: 712-279-6609

Fax: 712-279-6530

Website: WoodburyCountyIowa.gov

Appendix

Application

Daniel Priestley

From: Randa <randaandandy@gmail.com>
Sent: Wednesday, July 8, 2026 2:17 PM
To: Daniel Priestley

CAUTION: This email originated from **OUTSIDE** of the organization. Please verify the sender and use caution if the message contains any attachments, links, or requests for information as this person may NOT be who they claim. **If you are asked for your username and password, please call WCICC and DO NOT ENTER any data.**

Members of the Board of Adjustment, my name is Andrew Alan Glover and I respectfully request a variance from Section 3.04 of the Woodbury County Zoning Ordinance to allow me to reconstruct and enlarge the existing back porch on the west side of my home at 1871 Grundy Ave. in Merville. My back porch was damaged by a storm on May 16, 2026, and needs to be replaced. I am also asking to enlarge it modestly so I can enclose the basement access and the well for safety and protection. My house is already a legal nonconforming structure because it sits entirely within the required 100-foot front yard setback in the Agricultural Preservation district, with the front of the house about +/- 46 feet from the right-of-way and the rear of the house about 90 feet from the right-of-way. The proposed addition, shown on the attached site plan, would extend roughly 20 feet to the west and would remain within the front setback area. Because Section 4.02.4(A) prohibits enlarging a legal nonconforming structure if it increases the degree of nonconformity, I need this variance from the setback requirement. This is the minimum relief necessary. The addition is modest, attached to the rear of the house, faces away from the road, and is surrounded on three sides by farmland. Therefore, I request relief as necessary to place the addition on the back of the house within the back portion of the 100 FT setback, hence relief at 75 feet or more from the right-of-way line to construct the addition.

Sincerely,

Andrew Alan Glover



OFFICE OF PLANNING AND ZONING WOODBURY COUNTY

Zoning Ordinance
Section 2.02(8)
Page 1 of 3

Variance Application

Owner Information: Owner <u>Andrew Alan Glover</u> Address <u>1871 Grundy Ave Merville, IA 51039</u> Phone <u>[REDACTED]</u>	Applicant Information: Applicant <u>Andrew Alan Glover</u> Address <u>1871 Grundy Ave Merville, IA 51039</u> Phone <u>[REDACTED]</u>
Engineer/Surveyor _____ Phone _____	
Property Information: Property Address or Address Range <u>1871 Grundy Ave Merville, IA 51039</u> Quarter/Quarter _____ Sec <u>17</u> Twship/Range <u>Merville</u> Parcel ID # _____ GIS # <u>884517400006</u> Total Acres <u>2.56</u> Current Use _____ Proposed Use _____ Current Zoning <u>AP</u>	
The filing of this application is required to be accompanied with all items and information required pursuant to section 2.02(8)(C)(2) through (C)(4) of Woodbury County's zoning ordinances (see attached pages of this application for a list of those items and information). A formal pre-application meeting is recommended prior to submitting this application. Pre-app mtg. date <u>June, 2026</u> Staff present <u>[Signature]</u>	
The undersigned is/are the owners(s) of the described property on this application, located in the unincorporated area of Woodbury County, Iowa, assuring that the information provided herein is true and correct. I hereby give my consent for the Woodbury County Planning and Zoning Office and Board of Adjustment members to conduct a site visit and photograph the subject property. This Variance Application is subject to and shall be required, as a condition of final approval, to comply with all applicable Woodbury County ordinances, policies, requirements and standards that are in effect at the time of final approval. Owner <u>[Signature]</u> Applicant <u>[Signature]</u> Date _____ Date _____	
Fee: \$300 Case #: <u>7190</u> Check #: <u>1049</u> <u>7-6-26</u> Receipt #: _____	Date Received RECEIVED JUL 6 2026 WOODBURY COUNTY PLANNING & ZONING

Applicant Statement Re: Variance Requirements
Attachment to Woodbury County, Iowa Variance Application
Pursuant to Requirement of Zoning Ordinance Section 2.02:8.F(1) - Pages 19-20
Adopted July 22, 2008; Effective August 01, 2008

In order to grant any variance the Board of Adjustment must determine that granting the variance will not be contrary to the public interest or the general intent and purpose of the ordinances:

(If filling out form online, tab at the end of each line to continue on next line.)

Section F. (1)(a)

- (i) Explain below why granting the variance will not adversely impact nearby properties:

The structure is ~~to be~~ attached to the rear of existing house facing away from the road (Grundy Ave). ^(west side)
~~to~~ the North, west, and South is farm ground.

- (ii) Explain below why granting the variance will not substantially increase congestion of people, buildings or traffic:

There is no traffic where structure will be.

- (iii) Explain below why granting the variance will not endanger public health or safety:

There is no access to public and no danger to anyone.

- (iv) Explain below why granting the variance will not overburden public facilities or services:

There will be no additional services (plumbing, electrical) needed.

- (v) Explain below why granting the variance will not impair the enjoyment, use or value of nearby property: *the structure will be at the Rear of Existing house Facing Away from Road. It will Not obstruct view from Any nearby property.*

Section F. (1)(b)

In order to explain why granting the variance is necessary to assure that the owner does not suffer an economic hardship answer the below questions. (Note: Increased financial return or reduced costs to the applicant are not adequate cause for a finding of hardship.) A finding of economic hardship is based upon each of the following questions.

- i) Explain below why the property cannot yield a reasonable return without the granting of the variance:

Back Porch on west side of house was Damaged on May 16 2024 ~~by~~ on Storm. It needs to Be Replaced.

- ii) Explain below why the property has unique physical constraints that result in its inability to be used without the granting of the variance:

the house was built in 1917 and is completely within the 100 foot setback

- iii) Explain below why the hardship is not a result of actions or decisions by the owner:

The house was hit by a storm on May 16th which Damaged the Rear Porch. The porch needs to be Rebuilt and I would like to Enlarge the porch to Enclose the Basement Access and well.



RECEIVED

Received by:

JUL 6 2026



WOODBURY COUNTY, IOWA
APPLICATION FOR BUILDING PERMIT

WOODBURY COUNTY
PLANNING & ZONING

For Office Use:

Case No. 7191

Zoning District AP Date Approved _____ Denied _____ By _____
 Floodplain District X Map # 275E Fee 250 Ck/Rct # 250 1050
 GIS # 884517400 006 Mail ☒ Pick up _____

In accordance with the Woodbury County Zoning Ordinance, the undersigned hereby applies for a building permit:

Landowner's name: Andrew Alan Glover Phone: [REDACTED]

Mailing Address: 1871 Grundy Ave City: moville Zip: 51039

Structure will be built at (address): 1871 Grundy Ave moville IA 51039

Occupied by: Andrew Glover

Quarter/quarter _____ Section 17 Civil Township Moville

or

Subdivision _____ Block _____ Lot(s) _____

Name of Contractor: Self Phone: _____

Address of Contractor: 1871 Grundy Ave moville IA

Anticipated start date of construction: (month/day/year): ASAP

Type of structure: Leanto/Pole Barn Will this be used for business purposes? NO

Structure's Value: 3000⁰⁰ Size of parcel in acres: 2.56

Remarks: _____

PLEASE READ CAREFULLY.

I, the undersigned, hereby understand and state that the land and building listed herein SHALL NOT BE OCCUPIED OR USED in whole or in part for any purpose whatsoever until the structure has been completed and reported as such to the County Office of Planning and Zoning; and to do so constitutes a violation of the Woodbury County Zoning Ordinance subject to misdemeanor charges. I further state that I have read the foregoing application and attachments and know the contents therein, and the facts contained are true and accurate.

Signature [Signature]

This 6th day of July, 2020

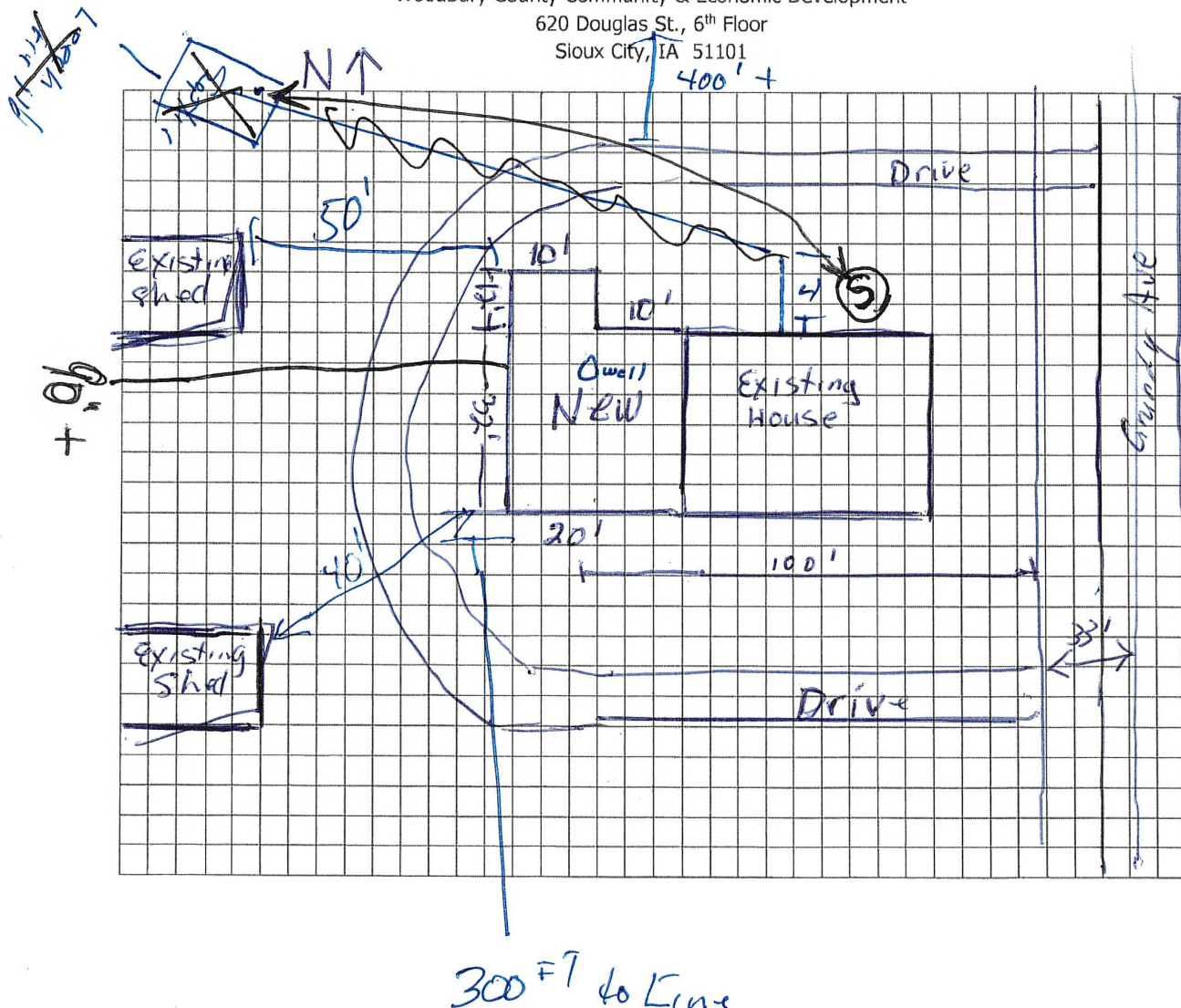
Notary Public in and for Woodbury County, Iowa

AFTER THE APPLICATION HAS BEEN APPROVED AND THE PERMIT ISSUED, THE PERMIT BECOMES NULL AND VOID IF CONSTRUCTION HAS NOT COMMENCED WITHIN 120 DAYS AND IN ANY EVENT ONE YEAR.

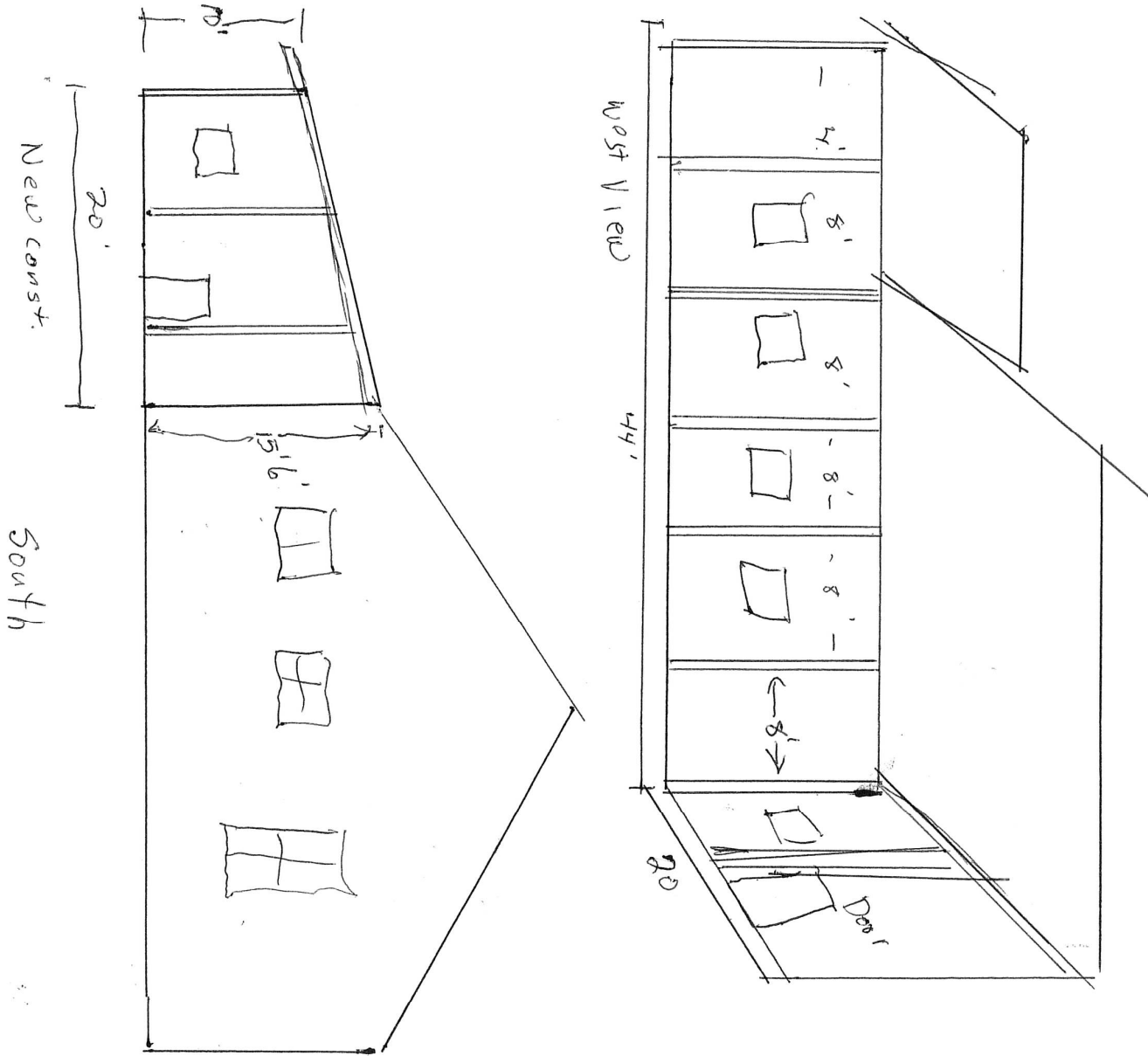
Please do not hesitate to call if you have any questions. The site plan can be drawn on the graph below. Refer to the setback reference sheet for your zoning district when planning your project. Following is the list of things we need to see on your site plan, the site plan does not have to be to scale but should include the following:

- Indicate which way is north.
- Show where the road is that goes past the parcel and name it.
- Show the County Right-Of-Way (the distance from the center of the road to the beginning of your lot line. Typically, it is around 33' and ends at your property's fence line.)
- Indicate any field entrances or drives leading into parcel.
- Show any buildings or structures currently on land. Label "Existing" and/or "New"
- Show length, width, and height of new building or addition.
- Indicate septic system and direction leech field flows.
- Show where well is located.
- Indicate with arrowed lines the distance on each side from house to lot line.
- Indicate with arrowed lines the distance on each side from accessory structure to lot line.
- Show there is a minimum of 10' between buildings.

Woodbury County Community & Economic Development

 $400' +$ 







Parcel Report(s)

7/6/26, 9:54 PM

Beacon - Woodbury County, IA / Sioux City - Parcel Report: 884517400006

Woodbury County, IA / Sioux City

Summary

Parcel ID 884517400006
 Alternate ID
 Property 1871 GRUNDY AVE
 Address MOVILLE IA 51039
 Sec/Twp/Rng 17-88-45
 Brief MOVILLE TOWNSHIP AN IRREG TCT BEING PT OF NE SE OF 17-88-45
 Tax Description DESCRIBED AS BEG AT NE COR OF NE SE THNC S 583 FT, THNC NW 287.94
 FT, THNC N 351.12 FT, THNC NW 121 FT, THNC E 342 FT TO POB
 (Note: Not to be used on legal documents)
 Deed Book/Page 2021-05518 (4/27/2021)
 Gross Acres 2.56
 Net Acres 2.56
 Zoning AP - AGRICULTURAL PRESERVATION
 District 0053 MOVILLE/WD-C
 School District WOODBURY CENTRAL
 Neighborhood N/A



Owner

Deed Holder
 GLOVER ANDREW ALAN
 1871 GRUNDY AVE
 MOVILLE IA 51039
 Contract Holder
 Mailing Address
 GLOVER ANDREW ALAN
 1871 GRUNDY AVE
 MOVILLE IA 51039

Land

Lot Area 2.56 Acres ;111,514 SF

Residential Dwellings

Residential Dwelling
 Occupancy Single-Family / Owner Occupied
 Style 1 1/2 Story Frame
 Architectural Style N/A
 Year Built 1918
 Condition Above Normal
 Roof Asph / Gable
 Flooring
 Foundation Conc
 Exterior Material WOOD
 Interior Material Plas
 Brick or Stone Veneer
 Total Gross Living Area 1,666 SF
 Main Area Square Feet 980
 Attic Type None;
 Number of Rooms 9 above; 2 below
 Number of Bedrooms 4 above; 0 below
 Basement Area Type Full
 Basement Area 980
 Basement Finished Area
 Plumbing 1 Standard Bath - 3 Fi; 1 Toilet Room (1/2 Bat;
 Appliances 1 Dishwasher;
 Central Air Yes
 Heat Yes
 Fireplaces
 Porches 1S Brick Enclosed (288 SF);
 Decks Wood Deck (360 SF); Wood Deck (120 SF);
 Additions
 Garages 200 SF - Det Frame (Built 1920);

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
4/23/2021	ROGERS JAMES H ESTATE	GLOVER ANDEW ALAN	2021-05518	Sale between family members or related parties	Deed		\$42,500.00

7/6/26, 9:54 PM

Beacon - Woodbury County, IA / Sioux City - Parcel Report: 884517400006

Valuation

	2026	2025	2024	2023	2022
Classification	Residential	Residential	Residential	Residential	Residential
+ Assessed Land Value	\$62,400	\$62,400	\$41,200	\$41,200	\$41,200
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$130,580	\$81,010	\$75,660	\$75,660	\$56,000
= Gross Assessed Value	\$192,980	\$143,410	\$116,860	\$116,860	\$97,200
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$192,980	\$143,410	\$116,860	\$116,860	\$97,200

Sioux City Special Assessments and Fees

[Click here to view special assessment information for this parcel.](#)

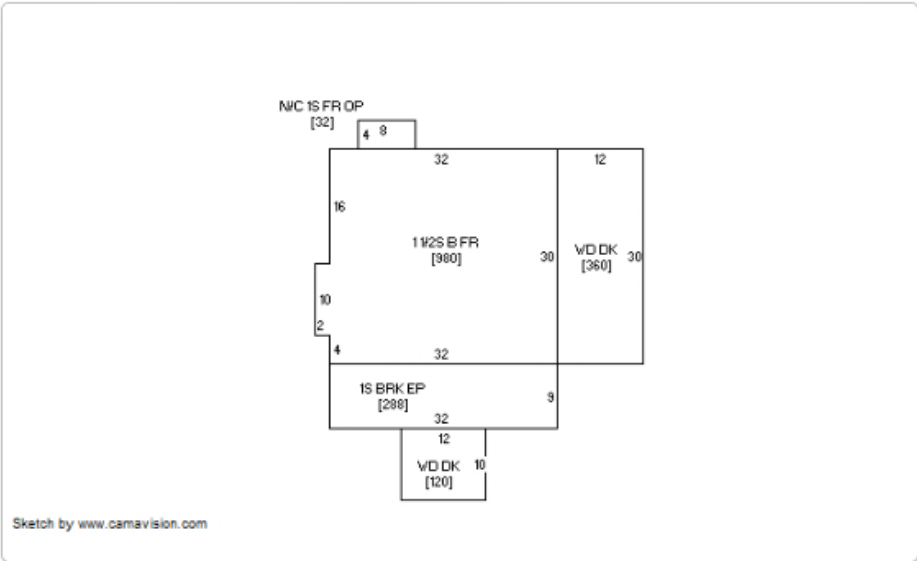
Woodbury County Tax Credit Applications

Apply for Homestead or Military Tax Credit

Photos



Sketches



No data available for the following modules: Commercial Buildings, Agricultural Buildings, Yard Extras, Permits, Sioux City Tax Credit Applications, Sioux City Board of Review Petition.

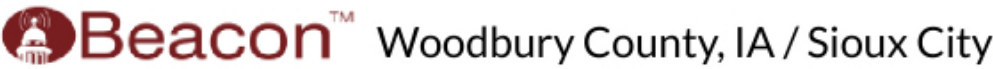
https://beacon.schneidercorp.com/Application.aspx?AppID=10&LayerID=108&PageTypeID=4&PageID=193&Q=1001641447&KeyValue=884517400006

2/3

7/6/26, 9:54 PM

Beacon - Woodbury County, IA / Sioux City - Parcel Report: 884517400006

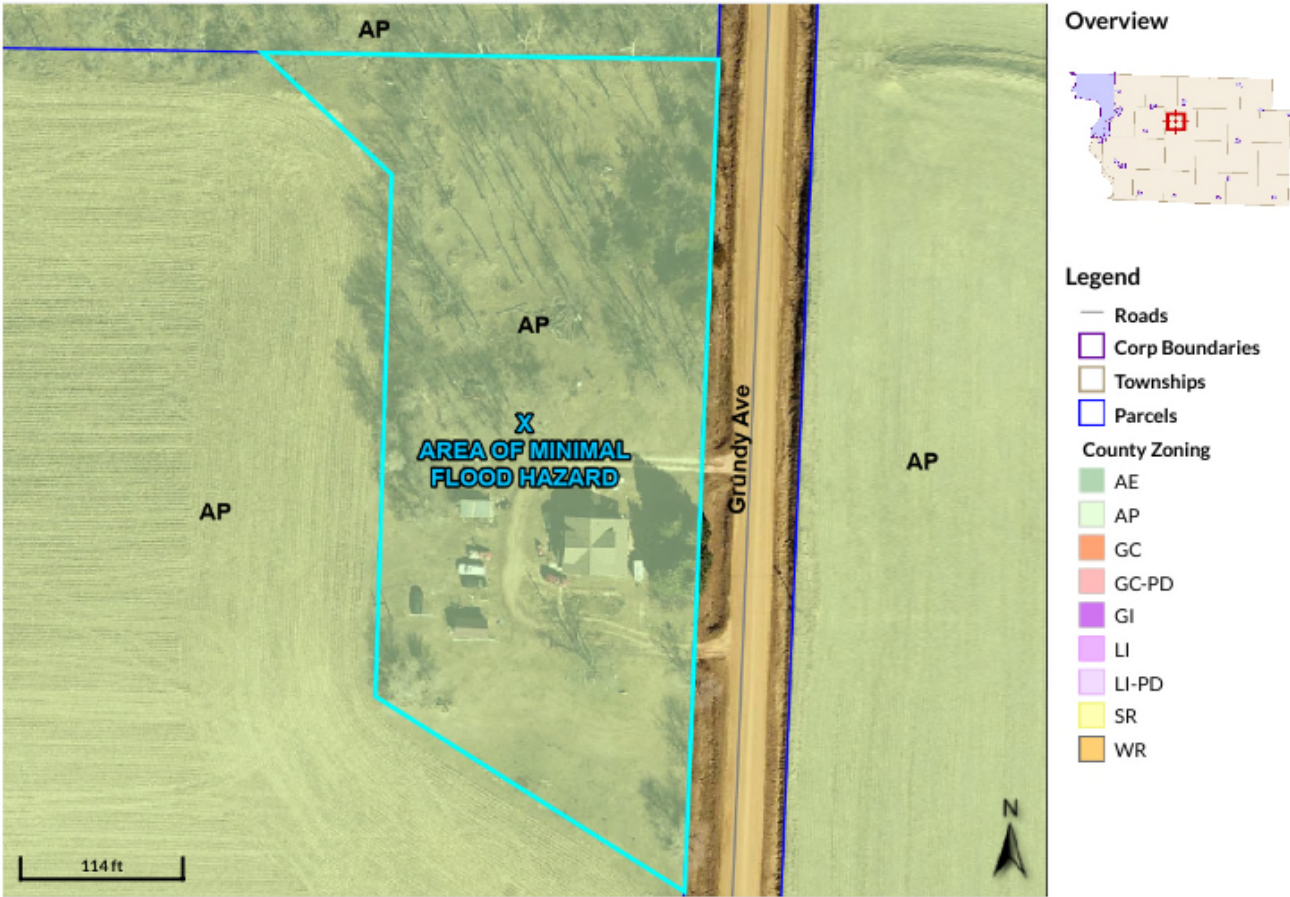
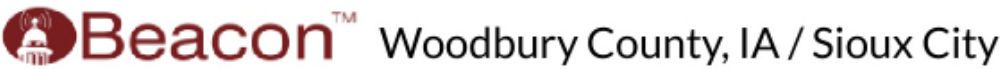
Zoning Map



Parcel ID	884517400006	Alternate ID	n/a	Owner Address	GLOVER ANDREW ALAN
Sec/Twp/Rng	17-88-45	Class	R		1871 GRUNDY AVE
Property Address	1871 GRUNDY AVE	Acreage	2.56		MOVILLE, IA 51039
	MOVILLE				
District	0053				
Brief Tax Description	MOVILLE TOWNSHIP AN IRREG TCT BEING PT OF NE SE OF 17-88-45 DESCRIBED AS BEG AT NE COR OF NE SE THNC S 583 FT, THNC NW 287.94 FT, THNC N 351.12 FT, THNC NW 121 FT, THNC E 342 FT TO POB				
	(Note: Not to be used on legal documents)				

Date created: 7/6/2026
Last Data Uploaded: 7/6/2026 10:06:20 PM
Developed by SCHNEIDER GEOSPATIAL

Floodplain Map



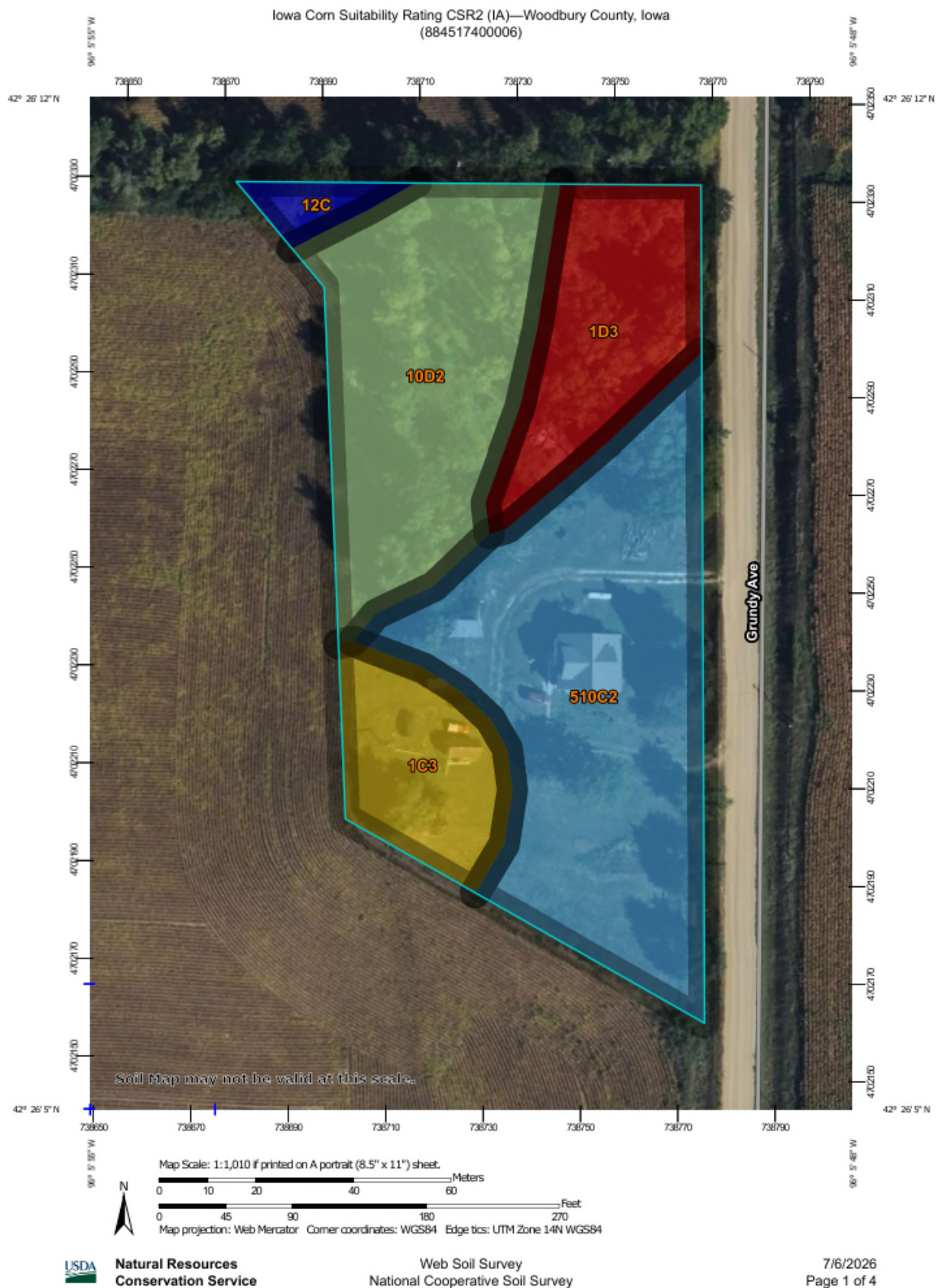
Parcel ID	884517400006	Alternate ID	n/a	Owner Address	GLOVER ANDREW ALAN
Sec/Twp/Rng	17-88-45	Class	R		1871 GRUNDY AVE
Property Address	1871 GRUNDY AVE	Acreage	2.56		MOVILLE, IA 51039
	MOVILLE				
District	0053				
Brief Tax Description	MOVILLE TOWNSHIP AN IRREG TCT BEING PT OF NE SE OF 17-88-45 DESCRIBED AS BEG AT NE COR OF NE SE THNC S 583 FT, THNC NW 287.94 FT, THNC N 351.12 FT, THNC NW 121 FT, THNC E 342 FT TO POB				
	(Note: Not to be used on legal documents)				

Date created: 7/6/2026
Last Data Uploaded: 7/6/2026 10:06:20 PM
Developed by  **SCHNEIDER**
GEOSPATIAL

Elevation Map



Soil Report



34

Iowa Corn Suitability Rating CSR2 (IA)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
1C3	Ida silt loam, 5 to 9 percent slopes, severely eroded	58	0.3	10.9%
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	32	0.5	15.7%
10D2	Monona silt loam, 9 to 14 percent slopes, eroded	60	0.8	28.2%
12C	Napier silt loam, 5 to 9 percent slopes	89	0.1	2.3%
510C2	Monona silt loam, terrace, 5 to 9 percent slopes, eroded	88	1.2	42.9%
Totals for Area of Interest			2.9	100.0%

Description

This attribute is only applicable to soils in the state of Iowa. Corn suitability ratings (CSR2) provide a relative ranking of all soils mapped in the State of Iowa according to their potential for the intensive production of row crops. The CSR2 is an index that can be used to rate the potential yield of one soil against that of another over a period of time. Considered in the ratings are average weather conditions and frequency of use of the soil for row crops. Ratings range from 100 for soils that have no physical limitations, occur on minimal slopes, and can be continuously row cropped to as low as 5 for soils that are severely limited for the production of row crops.

When the soils are rated, the following assumptions are made: a) adequate management, b) natural weather conditions (no irrigation), c) artificial drainage where required, d) no frequent flooding on the lower lying soils, and e) no land leveling or terracing. The weighted CSR2 for a given field can be modified by the occurrence of sandy spots, local deposits, rock and gravel outcrops, field boundaries, and noncrossable drainageways. Even though predicted average yields will change with time, the CSR2 values are expected to remain relatively constant in relation to one another over time.

Rating Options

Aggregation Method: No Aggregation Necessary



Aggregation is the process by which a set of component attribute values is reduced to a single value that represents the map unit as a whole.

A map unit is typically composed of one or more "components". A component is either some type of soil or some nonsoil entity, e.g., rock outcrop. For the attribute being aggregated, the first step of the aggregation process is to derive one attribute value for each of a map unit's components. From this set of component attributes, the next step of the aggregation process derives a single value that represents the map unit as a whole. Once a single value for each map unit is derived, a thematic map for soil map units can be rendered. Aggregation must be done because, on any soil map, map units are delineated but components are not.

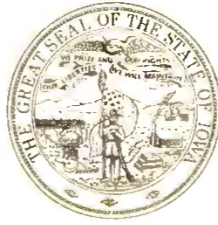
For each of a map unit's components, a corresponding percent composition is recorded. A percent composition of 60 indicates that the corresponding component typically makes up approximately 60% of the map unit. Percent composition is a critical factor in some, but not all, aggregation methods.

The majority of soil attributes are associated with a component of a map unit, and such an attribute has to be aggregated to the map unit level before a thematic map can be rendered. Map units, however, also have their own attributes. An attribute of a map unit does not have to be aggregated in order to render a corresponding thematic map. Therefore, the "aggregation method" for any attribute of a map unit is referred to as "No Aggregation Necessary".

Tie-break Rule: Higher

The tie-break rule indicates which value should be selected from a set of multiple candidate values, or which value should be selected in the event of a percent composition tie.





STATE OF IOWA
KIM REYNOLDS
GOVERNOR

April 25, 2025

The Honorable Paul Pate
Secretary of State of Iowa
State Capitol
Des Moines, Iowa 50319

Dear Mr. Secretary,

I hereby transmit:

House File 652, an Act concerning county and city regulation of real property and the powers granted to a board of adjustment.

The above House File is hereby approved on this date.

Sincerely,

A handwritten signature in black ink, appearing to read "Kim Reynolds".

Kim Reynolds
Governor of Iowa

cc: Secretary of the Senate
Clerk of the House



House File 652

AN ACT
CONCERNING COUNTY AND CITY REGULATION OF REAL PROPERTY AND THE
POWERS GRANTED TO A BOARD OF ADJUSTMENT.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF IOWA:

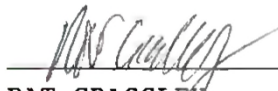
Section 1. Section 335.15, Code 2025, is amended by adding the following new subsection:

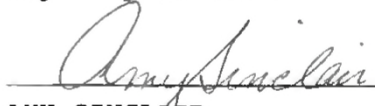
NEW SUBSECTION. 4. To authorize on appeal, in specific cases, such variance from the terms of the ordinance with respect to the area, dimensional, or other numerical limitations as will not be contrary to the public interest, where owing to special conditions a literal enforcement of the provisions of the ordinance will result in practical difficulties to the property owner in making a beneficial use of the property allowed by the zoning ordinance, and so that the spirit of the ordinance shall be observed and substantial justice done. Area, dimensional, or other numerical limitations subject to variances include but are not limited to requirements for minimum lot size, setbacks, yard widths, height, bulk, sidewalks, fencing, signage, and off-street parking. To receive the requested area, dimensional, or other numerical variance, the property owner must prove that the practical difficulties faced are unique to the property at issue and not self-created and must also demonstrate that granting the variance will not significantly alter the essential character of the surrounding neighborhood.

House File 652, p. 2

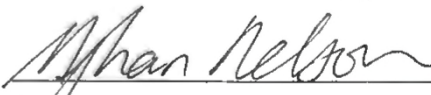
Sec. 2. Section 414.12, Code 2025, is amended by adding the following new subsection:

NEW SUBSECTION. 4. To authorize on appeal, in specific cases, such variance from the terms of the ordinance with respect to the area, dimensional, or other numerical limitations as will not be contrary to the public interest, where owing to special conditions a literal enforcement of the provisions of the ordinance will result in practical difficulties to the property owner in making a beneficial use of the property allowed by the zoning ordinance, and so that the spirit of the ordinance shall be observed and substantial justice done. Area, dimensional, or other numerical limitations subject to variances include but are not limited to requirements for minimum lot size, setbacks, yard widths, height, bulk, sidewalks, fencing, signage, and off-street parking. To receive the requested area, dimensional, or other numerical variance, the property owner must prove that the practical difficulties faced are unique to the property at issue and not self-created and must also demonstrate that granting the variance will not significantly alter the essential character of the surrounding neighborhood.

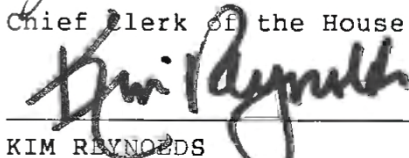

PAT GRASSLEY
Speaker of the House


AMY SINCLAIR
President of the Senate

I hereby certify that this bill originated in the House and is known as House File 652, Ninety-first General Assembly.


MEGHAN NELSON
Chief Clerk of the House

Approved April 25th, 2025


KIM REYNOLDS
Governor

VARIANCE PROPOSAL

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Application Information

Application Date: July 6, 2026

Applicant(s)/Owner(s): David & Megan Munro

Number of Lots: 1

Total Acres: 2.01

Pre-Application Meeting: July 1, 2026

Legal Notice Date: July 21, 2026

Stakeholder(s) Notice Date: July 8, 2026

Neighbor Notification Letter: July 17, 2026

Board of Adjustment Public Hearing: August 3, 2026

Property Details

Parcel(s): 894429100010

Township: T89N (Arlington Township)

Range: R44W

Section: 29

Quarter: NW ¼ and the NE ¼

Zoning District: Agricultural Preservation (AP)

Floodplain District: Zone A, Zone X (0.2 PCT), and Zone X

Property Address: 2750 140TH ST., MOVILLE, IA 51039

Current Use: Residential

Proposed Use: Residential

Legal Description

A parcel of land located in the N ½ of Section 29, Township 89 North, Range 44 West of the 5th P.M., Woodbury County, Iowa described as follows: Beginning at the Northwest corner of the NE ¼ of said Section 29; thence North 90°00'00" East 362.96 feet along the North line of the NE ¼ to the West R.O.W. line of Iowa Hwy. 140; thence South 45°41'24" West 525.89 feet along said West R.O.W. line; thence North 39°27'53" West 397.52 feet to the South R.O.W. line of a county road; thence North 00°05'54" West 60.00 feet to the North line of the NW ¼; thence North 89°54'06" East 266.12 feet to the point of beginning, containing 2.83 acres. Subject to easements and restrictions of record, if any.

Purpose of Variance Application

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, David Munro and Megan Munro. The application pertains to Parcel No. 894429100010, which consists of 2.01 acres located at 2750 140th Street in Merville, Iowa 51039. The property lies in the NW¼ and NE¼ of Section 29, Township 89 North, Range 44 West, Arlington Township (District 0049), Woodbury County, Iowa, along State Highway 140 (140th Street/K64), east of the highway corridor and west of adjacent agricultural lands.

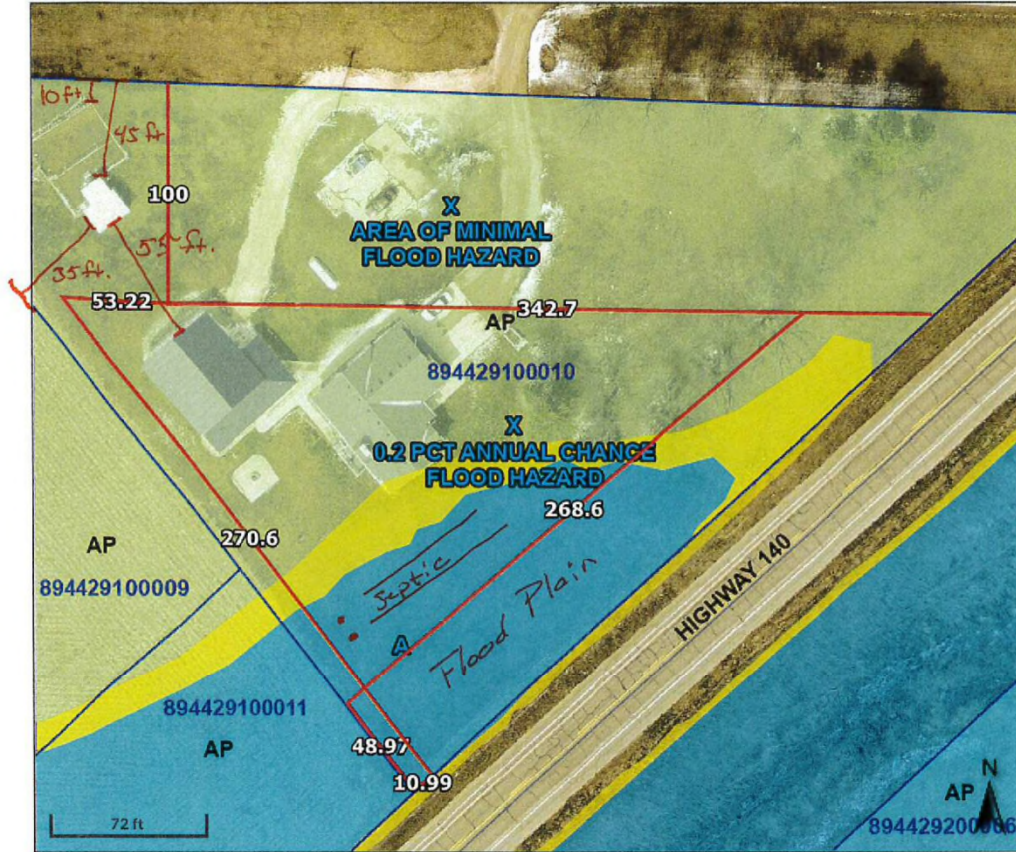
The applicants seek approval to rebuild an accessory building/structure (a shed for personal storage, with a portion used as a private chicken coop) on property zoned Agricultural Preservation (AP). The proposed shed will be approximately 12 foot by 20 foot and subject to changes. Due to the property's unique physical constraints—including its triangular shape, a 60-foot right-of-way easement along the frontage, and a small eastern area of 0.2% annual chance flood hazard (Zone X)—the applicants cannot locate the proposed accessory structure in compliance with the Woodbury County Zoning Ordinance while also accommodating the existing principal dwelling, attached garage, and septic system inside allowable setbacks.

Specifically, the applicants request variance relief from:

- Section 4.12.3 (Accessory Buildings and Structures), which provides that “[n]o accessory structure shall be constructed closer to the front lot line than the front edge of the principal structure or two times the required front yard setback, whichever distance is shorter” (except for certain signs not relevant here); and
- The front yard setback requirements of Section 3.04 (AP Agricultural Preservation District Dimensional Standards), which establish a 100-foot front yard setback in the AP District (thereby supplying the numeric standard used in the accessory-building calculation under Section 4.12.3).

The applicants propose placing the shed approximately 45 feet from the front property line and 105 feet from the centerline of the adjoining road (within the constraints of the 60-foot right-of-way easement). These unique lot characteristics create practical difficulties that prevent strict compliance, satisfying the standards for variance relief under Section 2.02.8.F. The requested relief is the minimum necessary; it does not authorize a prohibited use, constitute a de facto ordinance amendment, or vary any floodplain management provisions under Section 5.03 (the small accessory structure may qualify for available exemptions for low-damage-potential residential appurtenant structures). The owners/applicants are David & Megan Munro, 2750 140th St., Merville, Iowa 51039.

Aerial Map



Overview



Legend

- Roads
- Corp Boundaries
- Townships
- Parcels
- County Zoning
 - AE
 - AP
 - GC
 - GC-PD
 - GI
 - LI
 - LI-PD
 - SR
 - WR

Parcel ID	894429100009	Alternate ID	n/a	Owner Address	HERBOLD EUGENE W REVOCABLE TRUST
Sec/Twp/Rng	12-89-43	Class	AD		1374 MINNESOTA AVE
Property Address	1159 LENOX AVE	Acreage	19.39		CORRECTIONVILLE, IA 51016-8174
	PIERSON				
District	0022				
Brst Tax Description	RUTLAND TOWNSHIP E 1/2 OF NE SW OF 12-89-43				
	(Note: Not to be used on legal documents)				

Date created: 6/22/2026
Last Data Uploaded: 6/19/2026 9:50:54 PM

Developed by SCHNEIDER
GEOSPATIAL

Requirements for Variances

Review Criteria 1: (Section 2.02.8F1[A])

In terms of the variance application process, it is the duty of the Board of Adjustment to determine that the granting of the variance will not be contrary to the public interest or the general intent and purpose of this title in it that it:

- ADVERSELY IMPACTS NEARBY PROPERTIES;
- SUBSTANTIALLY INCREASES CONGESTION OF PEOPLE, BUILDINGS OR TRAFFIC;
- ENDANGERS PUBLIC HEALTH OR SAFETY;
- OVERBURDENS PUBLIC FACILITIES OR SERVICES OR;
- IMPAIRS THE ENJOYMENT, USE OR VALUE OF NEARBY PROPERTY.

Review Criteria 2: (Section 2.02.8F1[B])

The ordinance also states that granting the variance is necessary to assure that the owner does not suffer an economic hardship. (Note: increased financial return or reduced costs to the applicant are not adequate cause for a finding for a hardship.) A finding of economic hardship must be based on each of the following:

- THE PROPERTY CANNOT YIELD A REASONABLE RETURN IF USED IN COMPLIANCE WITH THE REQUIREMENTS OF THIS TITLE;
- THE PROPERTY HAS UNIQUE PHYSICAL CONSTRAINTS THAT RESULT IN ITS INABILITY TO BE USED IN COMPLIANCE WITH THE REQUIREMENTS OF THIS TITLE; AND
- THE HARDSHIP IS NOT A RESULT OF ACTIONS BY THE OWNER.

Review Criteria 3: (Section 2.02.8F2-5)

The ordinance also states that no variance shall be granted:

- WHICH WOULD PERMIT THE ESTABLISHMENT OF A USE WITHIN A GIVEN DISTRICT WHICH IS PROHIBITED THEREIN;
- WHICH IS SO COMMONLY RECURRING THAT IT IS A DE FACTO AMENDMENT OF THIS ORDINANCE; AND
- THAT IS MORE THAN THE MINIMUM RELIEF NEEDED.
- TO THE PROVISIONS OF SECTION 5.03 RELATIVE TO FLOOD PLAIN MANAGEMENT REQUIREMENTS UNLESS THE BOARD OF ADJUSTMENT CONSIDERS THE FACTORS LISTED IN SUBSECTION 5.03-9.C (4).

Staff Recommendation

Staff recommends approval. The application demonstrates unique physical constraints (triangular lot shape, 60 ft. right-of-way easement, and small eastern floodplain area) that prevent compliance with standard accessory building location and setback requirements while accommodating existing principal structures and septic system. The proposed location minimizes impacts and meets the variance criteria under Section 2.02.8F. Conditions: (1) shed limited to personal storage and private chicken coop use only (no commercial activity); (2) compliance with all other Woodbury County ordinances, including any floodplain development permits if applicable; (3) structure size and location as shown in application materials or as adjusted during permitting.

Motion for Consideration:

Motion to approve the said variance request as presented by allowing the accessory structure to be built in front of the principal structure and to reduce the front yard setback from 100 FT to 45 FT on the said property.

Board of Adjustment Action

Hearing required. After receiving the report of the planning and zoning commission, the Board of Adjustment shall conduct a public hearing on the variance request in accordance with subsection 2.02-1. B.

Notification. Notification. Public notification of the Board of Adjustment hearing on the variance request shall be as required by subsection 2.02-1. B(1). Such notices shall provide information on the time, date and location of the hearing and a brief description of the requested variance. The public hearing is scheduled for Monday, April 6 at 5:00 PM.

Decision. Within 10 days after the public hearing the Board of Adjustment shall approve, approve with conditions or limitations, or deny the requested variance. The Board of Adjustment shall set forth findings of fact addressing the points enumerated in subsection 2.02-8. F(1) as a basis for its action.

Conditional approval of variances. The Board of Adjustment may, as a condition related to approval of a variance, impose restrictions and safeguards upon the property and the variance granted if it determines the restrictions to be necessary to minimize adverse effects on other property or the public interest. Such conditions shall be set forth in the resolution of the Board of Adjustment granting the variance. Failure to comply with any conditions imposed on a variance approval is a violation of this title.

Appeal of the actions of the Board of Adjustment. Any interested party may appeal a variance decision of the Board of Adjustment in two ways.

- (1) If the Board of Adjustment approves a variance, the Board of Supervisors pursuant to Section 335.10 of the Iowa Code may remand the matter to the Board of Adjustment for further consideration at any time within 30 days.
- (2) Any aggrieved party may appeal a decision of the Board of Adjustment within 30 days as provided by Section 335.18 of the Iowa Code. Such an appeal suspends the effect of the action of the Board of Adjustment until the appeal has been resolved. Any construction or cost incurred during the period subject to appeal is at the risk of the applicant.

Legal Notification

Sioux City Journal

AFFIDAVIT OF PUBLICATION

Sioux City Journal
2802 Castles Gate Drive
Sioux City 51106
(712) 293-4250

State of New Jersey, County of Camden, ss:

Anjana Bhadoriya, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Sioux City Journal, printed and published by Journal Communications, in Sioux City in Woodbury County and issued daily and Sunday and that this affidavit is Page 1 of 2 with the full text of the sworn-to notice set forth on the pages that follow, and the hereto attached:

PUBLICATION DATES:

Jul. 21, 2026

NOTICE ID: U2YKv2YAlb1NFYgNu4FB

PUBLISHER ID: COL-IA-503471

NOTICE NAME: BA_PHS_8-3-26

Publication Fee: \$144.98

Anjana Bhadoriya

(Signed) _____

SHARONN E THOMAS-POPE
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires January 23, 2027

VERIFICATION

State of New Jersey
County of Camden

Subscribed in my presence and sworn to before me on this: 07/24/2026

Sharon E. Pope

Notary Public

Notarized remotely online using communication technology via Proof.

**NOTICE OF PUBLIC HEARINGS
BEFORE THE WOODBURY
COUNTY BOARD OF
ADJUSTMENT**

The Woodbury County Board of Adjustment will hold public hearings on the following items, hereafter described in detail, on Monday, August 3, 2026, at 5:00 PM or as soon thereafter as the matters may be considered during the public hearing. Said hearings will be held in the Board of Supervisors' meeting room in the basement of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa. Copies of said items may now be examined at the office of the Woodbury County Community and Economic Development on the 6th Floor of the courthouse by any interested persons. All persons who wish to be heard in regard to the matters should appear at the aforesaid hearings in person or call 712-554-1133 and enter the Conference ID: 742-349-1234 during the meeting to listen or comment. However, it is recommended to attend in person as there is the possibility for technical difficulties with phone and computer systems. You may forward your written comments by mail or email to: Woodbury County Community and Economic Development, 6th Floor, Woodbury County Courthouse, 620 Douglas St., Sioux City, IA 51101. Emails should be sent to Daniel Proctor at dproctor@woodburycountyia.gov. Only signed comments will be considered and should be received no later than 10:00 AM on Friday, July 24, 2026.

Item One (1)

The Woodbury County Board of Adjustment will hold a public hearing pursuant to Section 335 of the Code of Iowa, to consider a conditional use permit application submitted by Cretel, Inc. (Paving Division) (Applicant), on behalf of the property owner Countryman James D. Pensacola Trust. The applicant requests approval to establish and operate a temporary portable concrete batch plant (Flex Model 5 portable unit, size, storage, etc., 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 8443100005, approximately 36.30 acres, located at 1636 Ida Avenue, Moline, Iowa 51555, in the Agricultural Preservation (AP) Zoning District, within Arlington Township (T28N, R41W), Section 35 in the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4). The property is located north of Highway 20 and east of Ida Avenue. The property is currently used for agricultural land. The project is disclosed as a conditional use for a temporary concrete batch plant under Section 3.03.4 of the Woodbury County Zoning Ordinance. The applicant is Cretel, Inc., Paving Division, 2017 Kennard Avenue, New Hampton, IA 50659. The owner is Countryman James D. Pensacola Trust, 2937 130th Street, Moline, IA 51559-8096.

Item Two (2)

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 Grier. 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 rear and the final location, dimensions, and configuration are subject to changes throughout the review and public hearing process and any additional variance relief intensely claimed necessary may be determined by the Board of Adjustment. The affected property consists of Parcel 84451740006, approximately 2.56 acres,

located at 1871 Grundy Avenue, Moline, 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 Moline 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., Moline, IA 51039.

Item Three (3)

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 884429100010, approximately 2.01 acres, located at 2750 140th Street, Moline, 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 Moline 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 & Megan Munro, 2750 140th St., Moline, Iowa 51039.

Item Four (4)

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 intensity deemed necessary may be determined by the Board of Adjustment. The affected property consists of Parcel 884704152004, approximately 3.64 acres, located at 6600 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, 6600 6th Avenue, Sioux City, Iowa 51106.

The preliminary agenda for the Woodbury County Board of Adjustment meeting, scheduled for Monday, August 3, 2026, at 5:00 PM will be posted on the Woodbury County website on the Board of Adjustment committee page at least 24 hours prior to the meeting. To access it, visit www.woodburycountyia.gov, navigate to the "Committees" section, and select "Board of Adjustment" (listed under the Iowa Code category). The direct link is https://www.woodburycountyia.gov/committees/board_of_adjustment/. For inquiries, call 712-279-6609 or email dpriestley@woodburycountyia.gov.
CCL-IA-503471

Comments from Owners of Real Property Lying within 500 feet from the Subject Property

Name	Address	City	State	Zip	Comments
David Munro and Megan Munro	2750 140th St.	Moville	IA	51039	No comments.
Blaine J. Blum and Georgia Ann Blum	700 Cambridge Circle	Sioux City	IA	51103	No comments.
Ridge Estate Holdings, LLC	202 Cedar St.	Lawton	IA	51030	No comments.
Jason A. Manker	2813 150th St.	Moville	IA	51039	No comments.
Midwest Power Systems, Inc.	501 Douglas St.	Sioux City	IA	51101	Mail Return to Sender. Sent a digital copy to Casey Meinen of MidAmerican via email via email (7/29/26)
Trustee of the Cody E. Griffin Revocable Trust	2751 140th St.	Moville	IA	51039	No comments.
Trustee of the Carol U. Logan Revocable Trust Dated November 8, 2023	PO Box 189	Moville	IA	51039-0189	No comments.
An undivided ½ interest to Wayne T. Swanger, Jr Revocable Trust dated February 19, 2021 and an undivided ½ interest to Carol L. Swanger Living Trust dated February 19, 2021	2729 140th St.	Moville	IA	51039	No comments.
Patrick D. Rogers and Sandy K. Rogers	1389 Hwy 140	Moville	IA	51039	Daniel – Thank you for providing the information concerning the proposed variance. We actually did receive the letter about a week or so ago, so I appreciate you following up to ensure we did receive. After review of the information, we have no objections to it. We do not intend to be at the meeting, so let this be our feedback about it. We are in favor of allowing them to build the structure. Thanks, Pat Rogers
Michael Heath Mallory	2749 140th St.	Moville	IA	51039	No comments.
Randy Dunkelberger and Lorna Dunkelberger	PO Box 264	Moville	IA	51039	No comments.
Jana Grames	1393 Hwy 140	Moville	IA	51039	No objections via phone call. (7/26)
Pat Rogers and Sandy Rogers	2736 160th St.	Moville	IA	51039	Mail Return to Sender. Daniel – Thank you for providing the information concerning the proposed variance. We actually did receive the letter about a week or so ago, so I appreciate you following up to ensure we did receive. After review of the information, we have no objections to it. We do not intend to be at the meeting, so let this be our feedback about it. We are in favor of allowing them to build the structure. Thanks, Pat Rogers

Stakeholder Comments

911 COMMUNICATIONS CENTER: No comments.

FIBERCOMM: No comments.

IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR): No comments.

IOWA DEPARTMENT OF TRANSPORTATION (IDOT): No comments.

LOESS HILLS NATIONAL SCENIC BYWAY: No comments.

LOESS HILLS PROGRAM: No comments.

LOGLINES: No comments.

LUMEN: No comments.

MAGELLAN PIPELINE: No comments.

MIDAMERICAN ENERGY COMPANY (Electrical Division): I have reviewed the following proposed variance for MEC electric distribution and we have no conflicts. – Casey Meinen, 7/8/26.

MIDAMERICAN ENERGY COMPANY (Gas Division): No comments.

NATURAL RESOURCES CONSERVATION SERVICES (NRCS): No comments.

NORTHERN NATURAL GAS: No comments.

NORTHWEST IOWA POWER COOPERATIVE (NIPCO): Have reviewed this request submitted by David & Megan Munro. NIPCO has no issues with this application. Thanks. – Jeff Zettel, 7/15/26.

NUSTAR PIPELINE: No comments.

SIOUXLAND DISTRICT HEALTH DEPARTMENT: No comments unless they intend to install a private septic system in the shed. If so, they will need to contact our office for permitting. – Ivy Bremer, 7/8/26.

WIATEL: No comments.

WINNEBAGO TRIBE: No comments.

WOODBURY COUNTY ASSESSOR: No comments.

WOODBURY COUNTY CONSERVATION: No comments.

WOODBURY COUNTY EMERGENCY MANAGEMENT: No comments.

WOODBURY COUNTY EMERGENCY SERVICES: No comments.

WOODBURY COUNTY ENGINEER: See Engineer's memo below.

WOODBURY COUNTY RECORDER: No comments.

WOODBURY COUNTY RURAL ELECTRIC COOPERATIVE (REC): No comments.

WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT: The WCSWCD has no comment regarding this variance request. – Neil Stockfleth, 7/8/26.

WOODBURY COUNTY TREASURER: Treasurer's office does not have any comments. – Tina Bertrand, 7/8/26.



Woodbury County Secondary Roads Department

759 E. Frontage Road · Moline, Iowa 51039

Telephone (712) 279-6484 · (712) 873-3215 · Fax (712) 873-3235

To: Dan Priestley, Woodbury County Zoning Coordinator
From: Laura Sievers, PE, Woodbury County Engineer
Date: July 17, 2026
Subject: Munro Setback Variance – 2750 140th St., Moline, Iowa 51039

The Woodbury County Secondary Roads Department has reviewed the accessory building setback variance request submitted by David and Megan Munro for the property located at 2750 140th Street, Moline, Iowa 51039.

Based on the information provided, the proposed reconstruction of the existing shed will not impact the county road right-of-way or the operations of the Woodbury County Secondary Roads Department. Therefore, the Department has no objections to the requested setback variance.

Appendix

Application

I, David Munro, am applying for this variance because I would like to rebuild a shed that will be used for storage and a portion of it will be used for a chicken coop. Unfortunately, due to the triangular shape of my two acre property and the 60 foot right of way easement I am unable to fit this structure inside the allowable setbacks. Due to these constrictions I am only able to fit my house, garage, and septic system inside the setbacks. There is also a small flood plain on the east of my property inside the setbacks.

Thank you for taking the time to consider my application for this variance.



OFFICE OF PLANNING AND ZONING WOODBURY COUNTY

Zoning Ordinance
Section 2.02(8)
Page 1 of 3

Variance Application

Owner Information: Owner <u>David & Megan Munro</u> Address <u>2750 140th St.</u> <u>Moville, IA 51039</u> Phone <u>[REDACTED]</u>	Applicant Information: Applicant <u>David Munro</u> Address <u>2750 140th St.</u> <u>Moville, IA 51039</u> Phone <u>[REDACTED]</u>				
Engineer/Surveyor _____ Phone _____					
Property Information: Property Address or Address Range <u>2750 140th St.</u> Quarter/Quarter <u>NW NE</u> Sec <u>29</u> Twship/Range <u>89-44</u> Parcel ID # <u>894429100010</u> GIS # _____ Total Acres <u>2.01</u> Current Use <u>AP- residential</u> Proposed Use <u>AP-residential</u> Current Zoning <u>AP</u>					
The filing of this application is required to be accompanied with all items and information required pursuant to section 2.02(8)(C)(2) through (C)(4) of Woodbury County's zoning ordinances (see attached pages of this application for a list of those items and information). A formal pre-application meeting is recommended prior to submitting this application. Pre-app mtg. date <u>7/1/26</u> Staff present <u>Dan Priestley</u>					
The undersigned is/are the owners(s) of the described property on this application, located in the unincorporated area of Woodbury County, Iowa, assuring that the information provided herein is true and correct. I hereby give my consent for the Woodbury County Planning and Zoning Office and Board of Adjustment members to conduct a site visit and photograph the subject property. This Variance Application is subject to and shall be required, as a condition of final approval, to comply with all applicable Woodbury County ordinances, policies, requirements and standards that are in effect at the time of final approval. <table style="width: 100%;"> <tr> <td style="width: 50%;">Owner <u>[Signature]</u></td> <td style="width: 50%;">Applicant <u>[Signature]</u></td> </tr> <tr> <td>Date <u>7/5/26</u></td> <td>Date <u>7/5/26</u></td> </tr> </table>		Owner <u>[Signature]</u>	Applicant <u>[Signature]</u>	Date <u>7/5/26</u>	Date <u>7/5/26</u>
Owner <u>[Signature]</u>	Applicant <u>[Signature]</u>				
Date <u>7/5/26</u>	Date <u>7/5/26</u>				
Fee: <u>\$300</u> Case #: <u>7192</u> Check #: <u>146</u> Receipt #: _____	RECEIVED Date Received JUL 6 2026 WOODBURY COUNTY PLANNING & ZONING				

Applicant Statement Re: Variance Requirements
Attachment to Woodbury County, Iowa Variance Application
Pursuant to Requirement of Zoning Ordinance Section 2.02:8.F(1) - Pages 19-20
Adopted July 22, 2008; Effective August 01, 2008

In order to grant any variance the Board of Adjustment must determine that granting the variance will not be contrary to the public interest or the general intent and purpose of the ordinances:

(If filling out form online, tab at the end of each line to continue on next line.)

Section F. (1)(a)

- (i) Explain below why granting the variance will not adversely impact nearby properties:

My property has a lower elevation than surrounding properties so it will not impede anyone's views. This shed will have more curb appeal than the shed that previously was in this location. Also, this shed will not have any public services ran to it.

- (ii) Explain below why granting the variance will not substantially increases congestion of people, buildings or traffic:

This shed will be 55 feet from the nearest building on my property and will be 45 feet from the property line and 105 feet from the centerline of the road. The right of way easement is larger than most and is set at 60 feet. The land behind me is currently used for farm ground and this shed will be 35 feet from the property line in the rear.

- (iii) Explain below why granting the variance will not endanger public health or safety:

This shed will be small and will not obstruct any views for traffic or neighbors.

- (iv) Explain below why granting the variance will not overburden public facilities or services:

This shed will not have any public services ran to it.

- (v) Explain below why granting the variance will not impair the enjoyment, use or value of nearby property:

My property sits at a lower elevation than my neighbors so it will not have any direct effect on them. This shed will have a much nicer appearance than the shed that was previously there.

Section F. (1)(b)

In order to explain why granting the variance is necessary to assure that the owner does not suffer an economic hardship answer the below questions. (Note: Increased financial return or reduced costs to the applicant are not adequate cause for a finding of hardship.) A finding of economic hardship is based upon each of the following questions.

- i) Explain below why the property cannot yield a reasonable return without the granting of the variance:

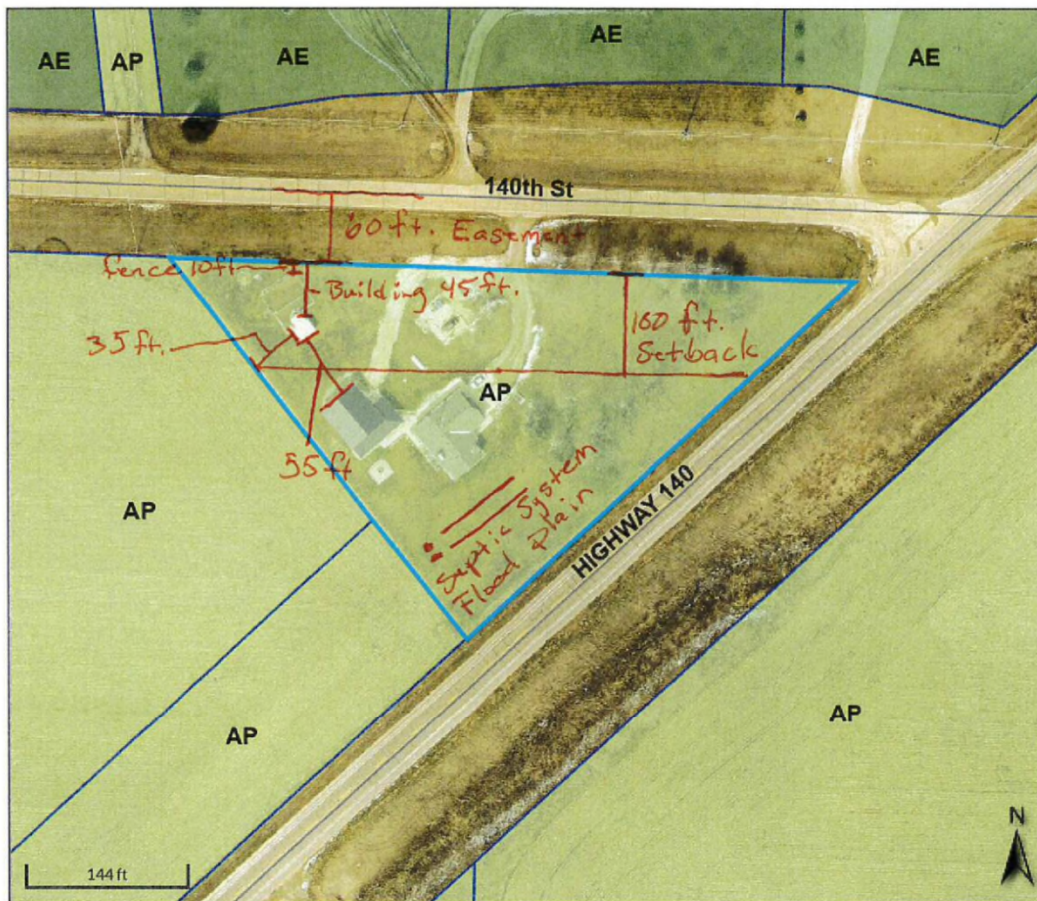
The configuration of my property does not reasonably allow for me to build within the allowable setbacks with the existing structures and flood plain.

- ii) Explain below why the property has unique physical constraints that result in its inability to be used without the granting of the variance:

The property is triangle in shape with an oversize right of way easement and a small flood plain on one side. This property will essentially only fit the house and garage within the setbacks due to these reasons.

- iii) Explain below why the hardship is not a result of actions or decisions by the owner:

Due to the unique triangular configuration of the property and by meeting the requirements for my house and garage it makes it very difficult for me to follow the guidelines for this small structure.

Beacon™ Woodbury County, IA / Sioux City


Overview



Legend

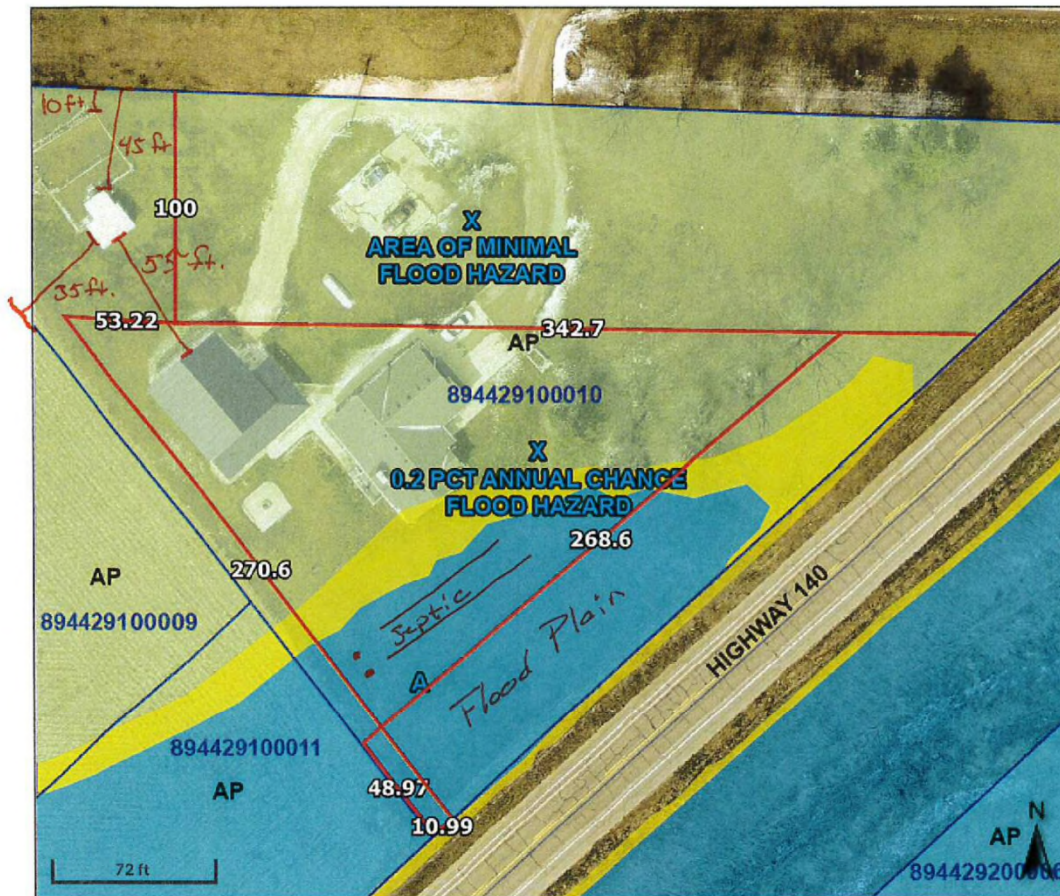
- Roads
- ▭ Corp Boundaries
- ▭ Townships
- ▭ Parcels
- County Zoning
 - AE
 - AP
 - GC
 - GC-PD
 - GI
 - LI
 - LI-PD
 - SR
 - WR

Parcel ID	894429100010	Alternate ID	n/a	Owner Address	MUNRO DAVID & MEGAN
Sec/Twp/Rng	29-89-44	Class	R		2750 140TH ST
Property Address	2750 140TH ST	Acreage	2.01		MOVILLE, IA 51039
	MOVILLE				
District	0049				
Brief Tax Description	TCT IN NW NE BEG AT NW COR NE 1/4 THNC E 362.96', THNC SWLY 525.89' THNC NWLY 397.52' THNC N 60', THNC E 266.12 TO POB 29-89-44				
	(Note: Not to be used on legal documents)				

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Overview



Legend

- Roads
- ▭ Corp Boundaries
- ▭ Townships
- ▭ Parcels
- County Zoning
 - AE
 - AP
 - GC
 - GC-PD
 - GI
 - LI
 - LI-PD
 - SR
 - WR

Parcel ID	894312300008	Alternate ID	n/a	Owner Address	HERBOLD EUGENE W REVOCABLE TRUST
Sec/Twp/Rng	12-89-43	Class	AD		1374 MINNESOTA AVE
Property Address	1159 LENOX AVE	Acreage	19.39		CORRECTIONVILLE, IA 51016-8174
	PIERSON				
District	0022				
Brief Tax Description	RUTLAND TOWNSHIP 1/2 OF NE SW OF 12-89-43				

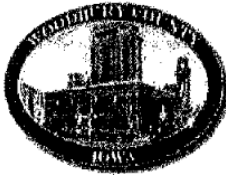
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Received by:



WOODBURY COUNTY, IOWA APPLICATION FOR BUILDING PERMIT

For Office Use:

Case No. _____

Zoning District _____ Date Approved _____ Denied _____ By _____

Floodplain District _____ Map # _____ Fee _____ Ck/Rct # _____

GIS # _____ Mail _____ Pick up _____

In accordance with the Woodbury County Zoning Ordinance, the undersigned hereby applies for a building permit:

Landowner's name: David Munro Phone: [REDACTED]Mailing Address: 2750 140th St. City: Mosville Zip: 51039Structure will be built at (address): 2750 140th St.Occupied by: David MunroQuarter/quarter NW NE Section 29 Civil Township Arlington / Mosville

or

Subdivision 89-44 Block _____ Lot(s) _____Name of Contractor: Land owner Phone: _____

Address of Contractor: _____

Anticipated start date of construction: (month/day/year): _____

Type of structure: Shed Will this be used for business purposes? NoStructure's Value: \$7000 Size of parcel in acres: 2.01

Remarks: _____

PLEASE READ CAREFULLY.

I, the undersigned, hereby understand and state that the land and building listed herein SHALL NOT BE OCCUPIED OR USED in whole or in part for any purpose whatsoever until the structure has been completed and reported as such to the County Office of Planning and Zoning; and to do so constitutes a violation of the Woodbury County Zoning Ordinance subject to misdemeanor charges. I further state that I have read the foregoing application and attachments and know the contents therein, and the facts contained are true and accurate.

Signature: [Signature]This 5 day of July, 2026.

Notary Public in and for Woodbury County, Iowa

AFTER THE APPLICATION HAS BEEN APPROVED AND THE PERMIT ISSUED, THE PERMIT BECOMES NULL AND VOID IF CONSTRUCTION HAS NOT COMMENCED WITHIN 120 DAYS AND IN ANY EVENT ONE YEAR.

SITE PLAN INSTRUCTIONS

Please do not hesitate to call if you have any questions. The site plan can be drawn on the graph below.

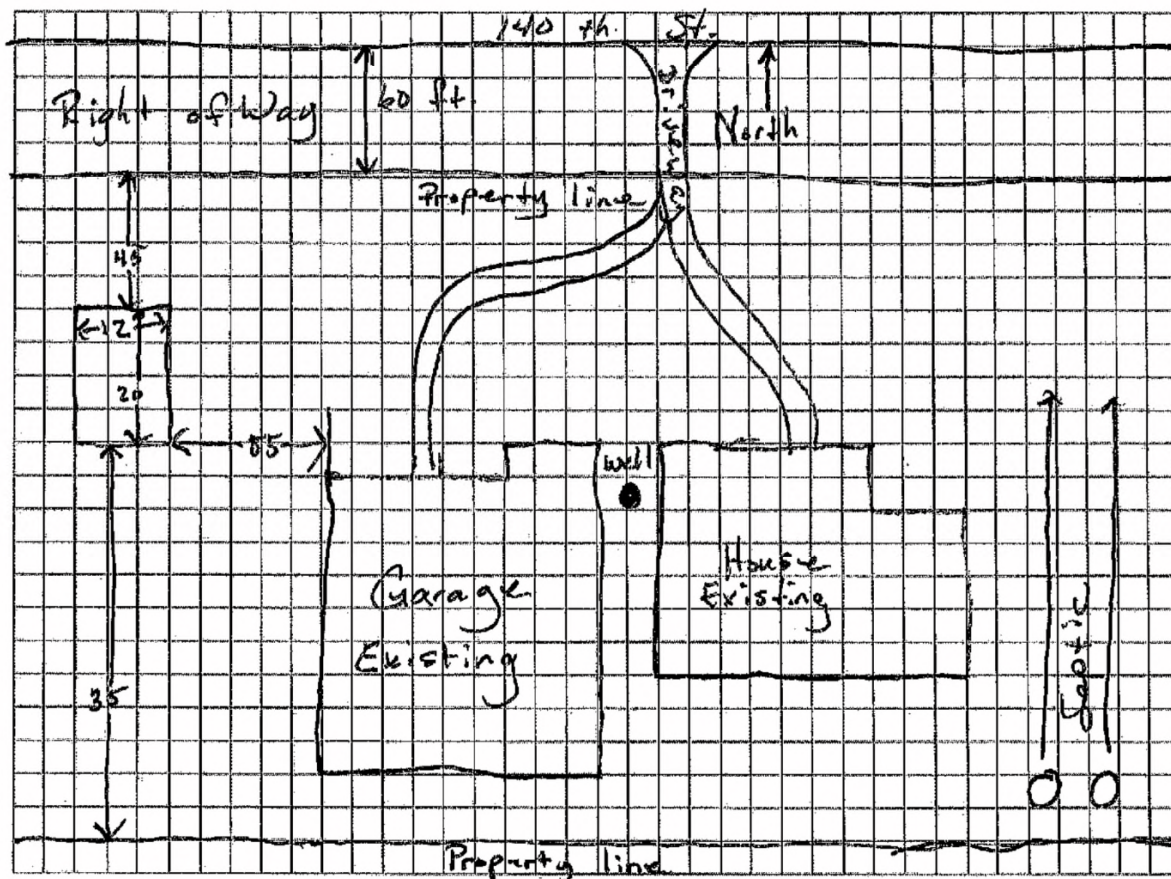
Refer to the setback reference sheet for your zoning district when planning your project.

Following is the list of things we need to see on your site plan, the site plan does not have to be to scale but should include the following:

- Indicate which way is north.
- Show where the road is that goes past the parcel and name it.
- Show the County Right-Of-Way (the distance from the center of the road to the beginning of your lot line. Typically, it is around 33' and ends at your property's fence line.)
- Indicate any field entrances or drives leading into parcel.
- Show any buildings or structures currently on land. Label "Existing" and/or "New"
- Show length, width, and height of new building or addition.
- Indicate septic system and direction leech field flows.
- Show where well is located.
- Indicate with arrowed lines the distance on each side from house to lot line.
- Indicate with arrowed lines the distance on each side from accessory structure to lot line.
- Show there is a minimum of 10' between buildings.

When your Site Plan is complete, please return with completed building permit application and applicable fee. Be sure to sign where indicated before a Notary.

Woodbury County Community & Economic Development
620 Douglas St., 6th Floor
Sioux City, IA 51101



7/6/26, 10:06 PM

Beacon - Woodbury County, IA / Sioux City - Parcel Report: 894429100010

Woodbury County, IA / Sioux City

Summary

Parcel ID 894429100010
 Alternate ID
 Property Address 2750 140TH ST
 MOVILLE IA 51039
 Sec/Twp/Rng 29-89-44
 Brief TCT IN NW NE BEG AT NW COR NE1/4 THNC E 362.96'; THNC SWLY
 Tax Description 525.89' THNC NWLY 397.52' THNC N 60'; THNC E 266.12 TO POB 29-89-44
 (Note: Not to be used on legal documents)
 Deed Book/Page 758-4503 (4/27/2018)
 Gross Acres 2.01
 Net Acres 2.01
 Adjusted CSR Pts 0
 Zoning AP - AGRICULTURAL PRESERVATION
 District 0049 ARLINGTON/WD-C
 School District WOODBURY CENTRAL
 Neighborhood N/A



Owner

Deed Holder
 MUNRO DAVID & MEGAN
 2750 140TH ST
 MOVILLE IA 51039
 Contract Holder
 Mailing Address
 MUNRO DAVID & MEGAN
 2750 140TH ST
 MOVILLE IA 51039

Land

Lot Area 2.01 Acres ;87,556 SF

Residential Dwellings

Residential Dwelling
 Occupancy Single-Family / Owner Occupied
 Style 1 Story Frame
 Architectural Style N/A
 Year Built 2018
 Condition Normal
 Roof Asph / Gable
 Flooring
 Foundation TILE
 Exterior Material HARDBOARD
 Interior Material [EMPTY]
 Brick or Stone Veneer
 Total Gross Living Area 1,428 SF
 Main Area Square Feet 1428
 Attic Type None;
 Number of Rooms 5 above; 0 below
 Number of Bedrooms 3 above; 0 below
 Basement Area Type Full
 Basement Area 1,428
 Basement Finished Area
 Plumbing 1 Standard Bath - 3 Fi; 1 Shower Stall Bath -3; 1 Lavatory; 1 Shower Stall/Tub;
 Appliances
 Central Air Yes
 Heat FHA - Gas
 Fireplaces 1 Prefab;
 Porches
 Decks Wood Deck (168 SF);
 Additions
 Garages 700 SF - Att Frame (Built 2018);

Agricultural Buildings

Plot #	Type	Description	Width	Length	Year Built	Building Count
	Steel Utility Building		36	40	2020	1
	Lean-To		0	0	2020	1

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Beacon - Woodbury County, IA / Sioux City - Parcel Report: 894429100010

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
4/25/2018	ASHLEY ROBERT	MUNRO DAVID & MEGAN	758-4503	Vacant lot	Deed		\$35,000.00
8/4/2017	SHEARN AARON R	ASHLEY ROBERT	754-1743	Other with explanation	Deed		\$25,000.00
7/25/2017	CHRISTIANSEN DIANE M	SHEARN AARON R	753-112885	QUALIFIED FOR SALES ANALYSIS	Deed		\$20,000.00
4/22/2009	BLUM BLAINE & GEORGIA	CHRISTIANSEN DIANE M	703/5582	Split or division	Deed		\$87,000.00

Permits

Permit #	Date	Description	Amount
6607	09/30/2020	Utility Shed	35,000
6467	06/28/2019	Misc	1,000
6334	06/25/2018	New Dwlg	225,000
4261	06/30/2003	Garage	20,000

Valuation

	2026	2025	2024	2023	2022
Classification	Residential	Residential	Residential	Residential	Residential
+ Assessed Land Value	\$60,000	\$60,000	\$40,000	\$40,000	\$40,000
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$318,900	\$318,900	\$302,650	\$300,840	\$223,490
= Gross Assessed Value	\$378,900	\$378,900	\$342,650	\$340,840	\$263,490
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$378,900	\$378,900	\$342,650	\$340,840	\$263,490

Sioux City Special Assessments and Fees

[Click here to view special assessment information for this parcel.](#)

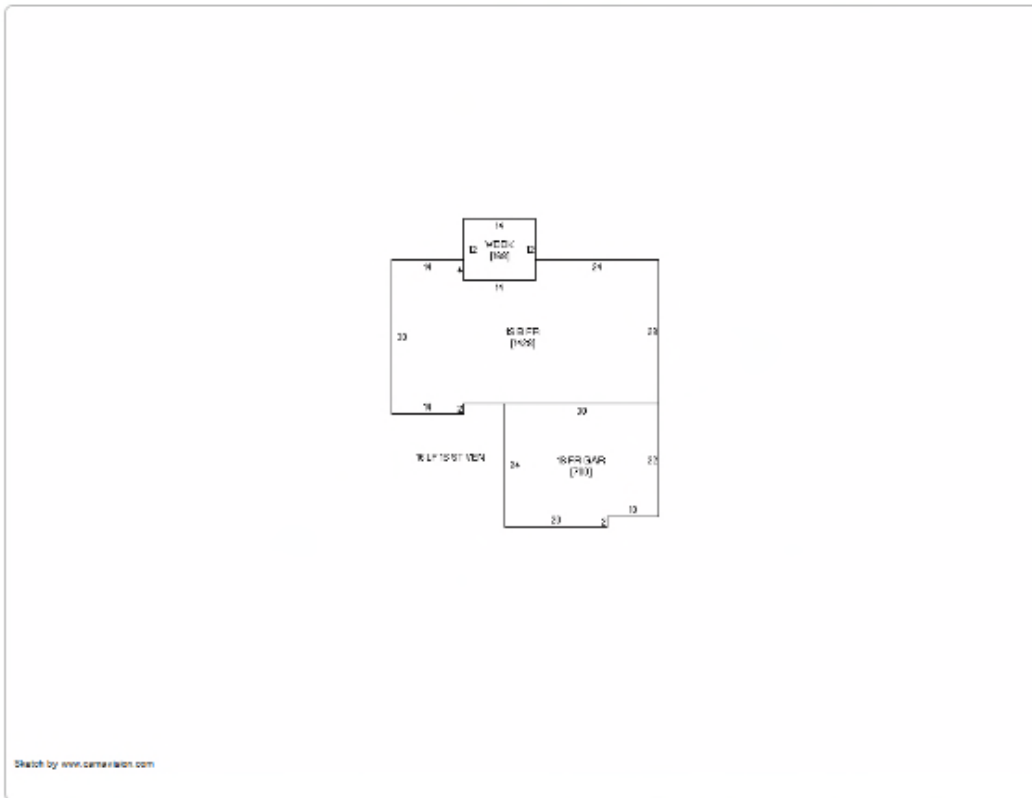
Woodbury County Tax Credit Applications

Apply for Homestead or Military Tax Credit

Photos**Sketches**

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Beacon - Woodbury County, IA / Sioux City - Parcel Report: 894429100010



No data available for the following modules: Commercial Buildings, Yard Extras, Sioux City Tax Credit Applications, Sioux City Board of Review Petition.

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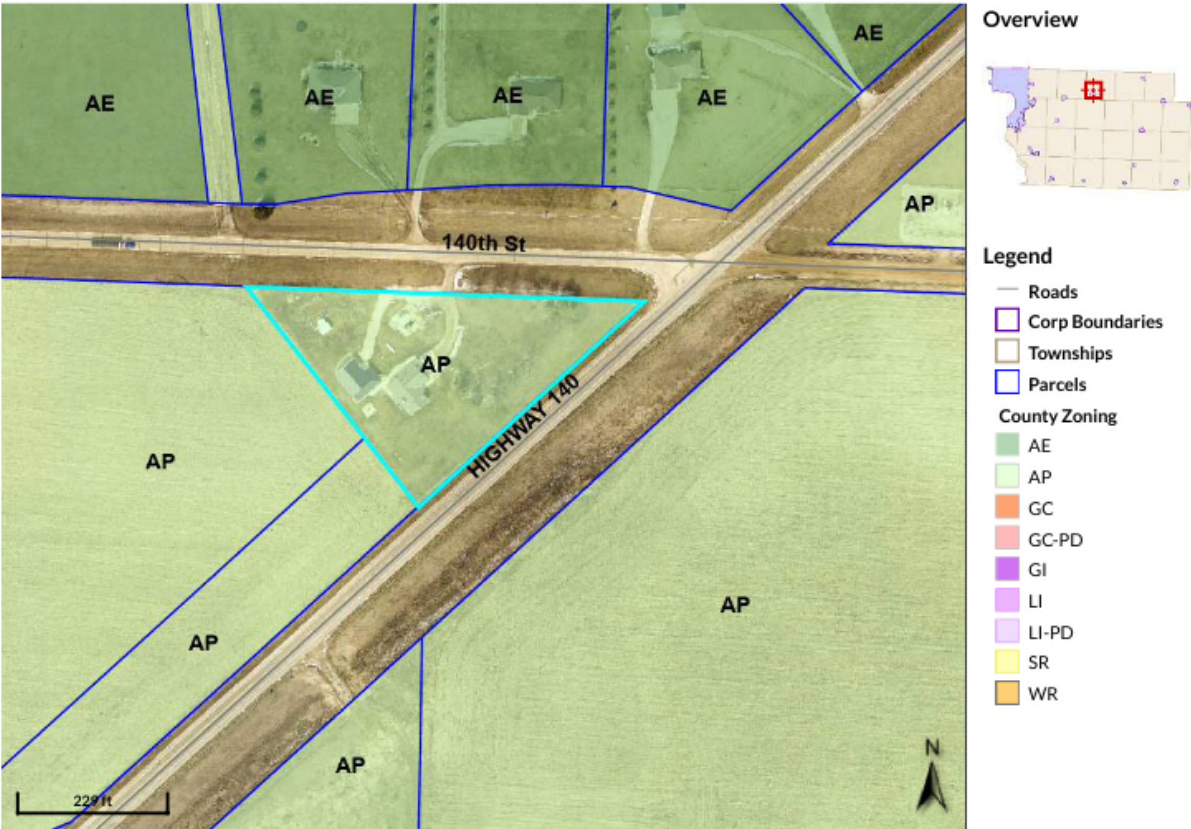
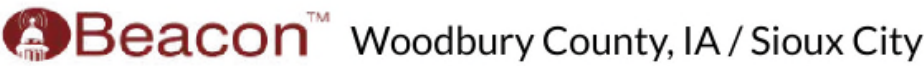
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Zoning Map

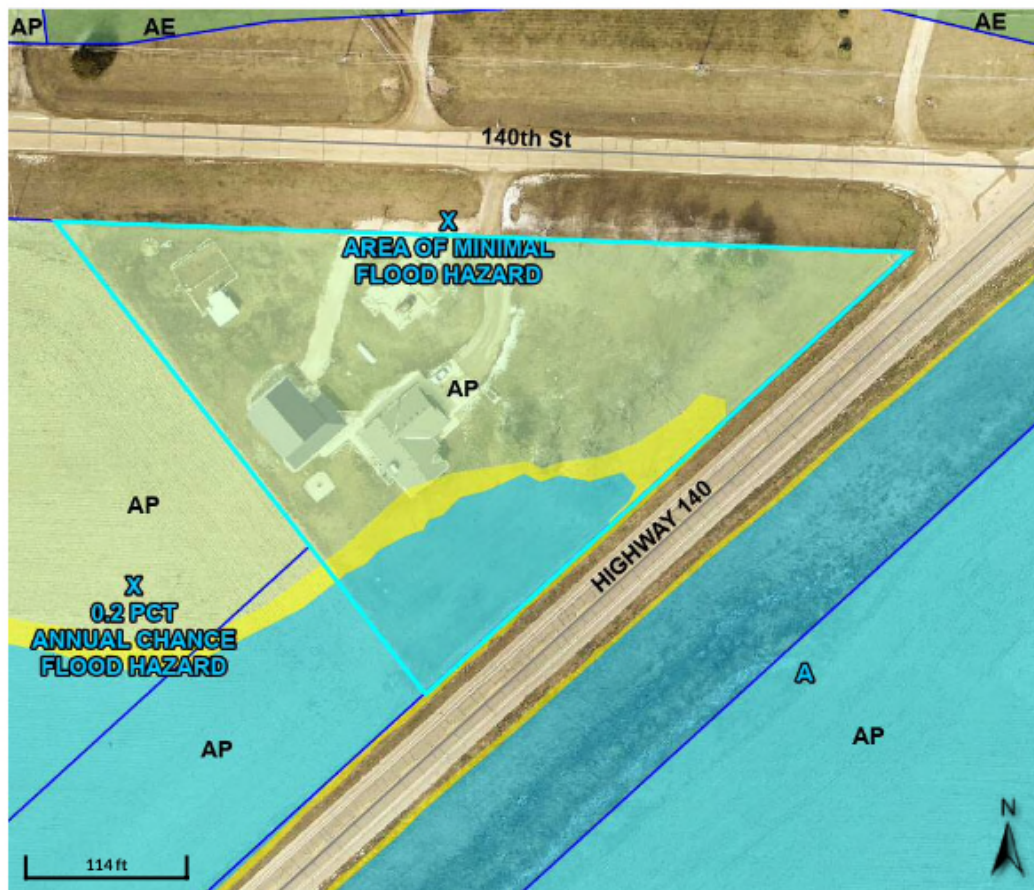
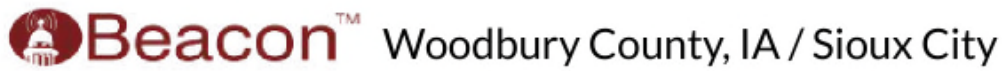


- Legend
- Roads
 - Corp Boundaries
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Parcel ID	894429100010	Alternate ID	n/a	Owner Address	MUNRO DAVID & MEGAN
Sec/Twp/Rng	29-89-44	Class	R		2750 140TH ST
Property Address	2750 140TH ST	Acreage	2.01		MOVILLE, IA 51039
	MOVILLE				
District	0049				
Brief Tax Description	TCT IN NW NE BEG AT NW COR NE1/4 THNC E 362.96'; THNC SWLY 525.89'THNC NWLY 397.52' THNC N 60'; THNC E 266.12 TO POB 29-89-44				
	(Note: Not to be used on legal documents)				

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Overview



Legend

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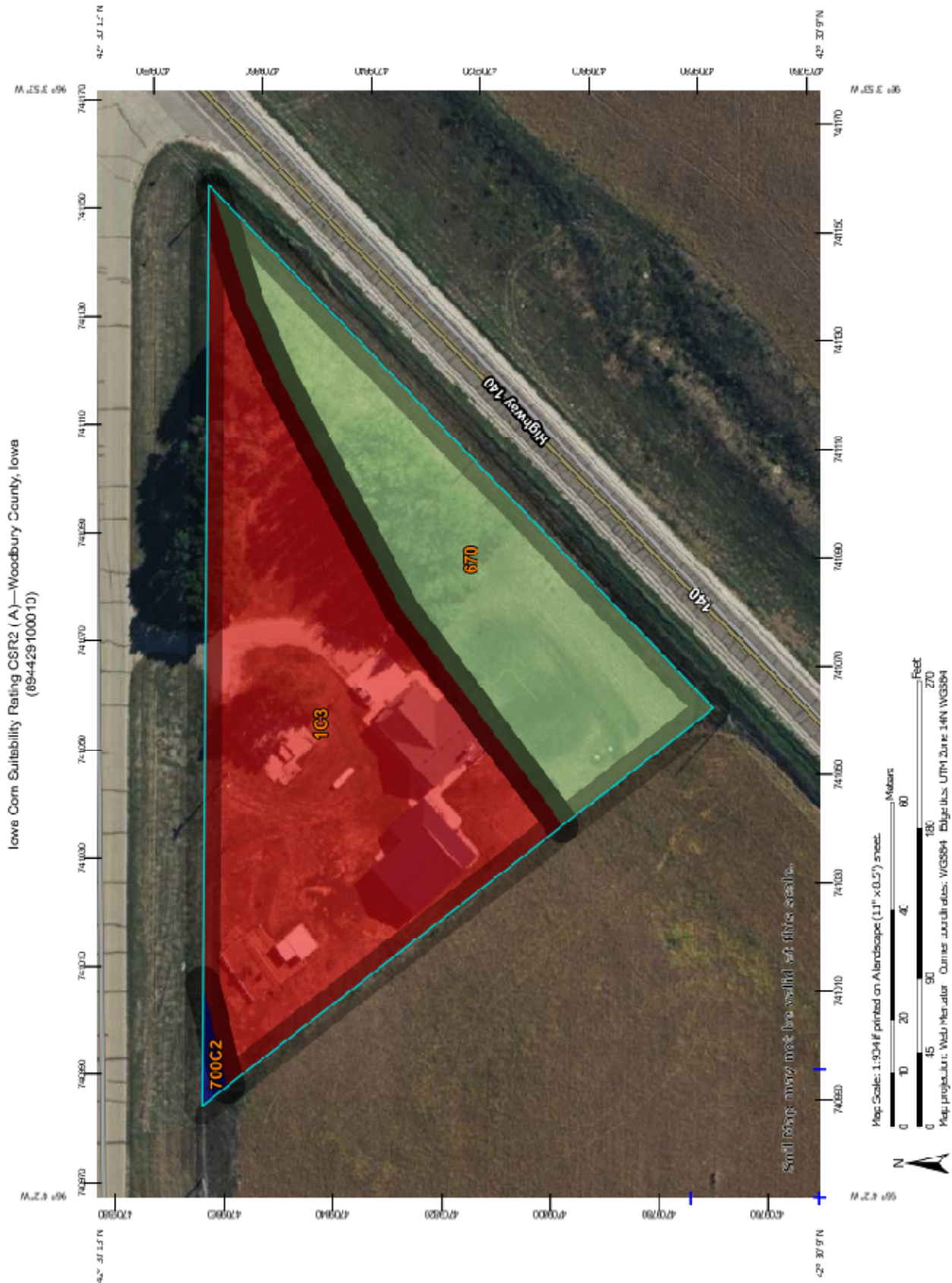
Parcel ID	894429100010	Alternate ID	n/a	Owner Address	MUNRO DAVID & MEGAN
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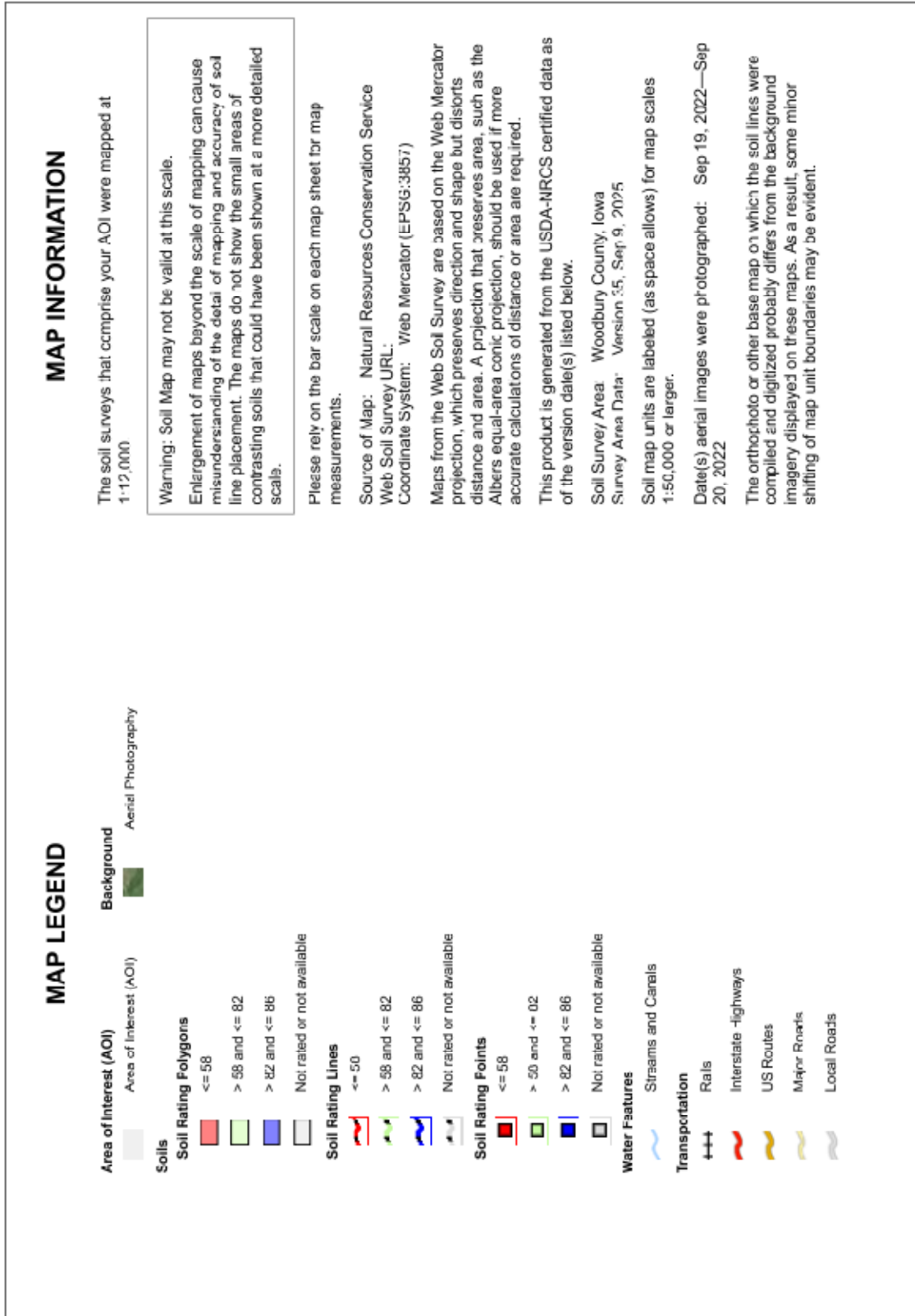
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Elevation Map





Iowa Corn Suitability Rating CSF2 (IA)—Woodbury County, Iowa
(834429100010)



Iowa Corn Suitability Rating CSR2 (IA)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
1C3	Ida silt loam, 5 to 9 percent slopes, severely eroded	58	1.2	62.8%
670	Rawles silt loam, 0 to 2 percent slopes, occasionally flooded	82	0.7	36.6%
700C2	Monona silty clay loam, terrace, 5 to 9 percent slopes, eroded	86	0.0	0.7%
Totals for Area of Interest			2.0	100.0%

Description

This attribute is only applicable to soils in the state of Iowa. Corn suitability ratings (CSR2) provide a relative ranking of all soils mapped in the State of Iowa according to their potential for the intensive production of row crops. The CSR2 is an index that can be used to rate the potential yield of one soil against that of another over a period of time. Considered in the ratings are average weather conditions and frequency of use of the soil for row crops. Ratings range from 100 for soils that have no physical limitations, occur on minimal slopes, and can be continuously row cropped to as low as 5 for soils that are severely limited for the production of row crops.

When the soils are rated, the following assumptions are made: a) adequate management, b) natural weather conditions (no irrigation), c) artificial drainage where required, d) no frequent flooding on the lower lying soils, and e) no land leveling or terracing. The weighted CSR2 for a given field can be modified by the occurrence of sandy spots, local deposits, rock and gravel outcrops, field boundaries, and noncrossable drainageways. Even though predicted average yields will change with time, the CSR2 values are expected to remain relatively constant in relation to one another over time.

Rating Options

Aggregation Method: No Aggregation Necessary



Aggregation is the process by which a set of component attribute values is reduced to a single value that represents the map unit as a whole.

A map unit is typically composed of one or more "components". A component is either some type of soil or some nonsoil entity, e.g., rock outcrop. For the attribute being aggregated, the first step of the aggregation process is to derive one attribute value for each of a map unit's components. From this set of component attributes, the next step of the aggregation process derives a single value that represents the map unit as a whole. Once a single value for each map unit is derived, a thematic map for soil map units can be rendered. Aggregation must be done because, on any soil map, map units are delineated but components are not.

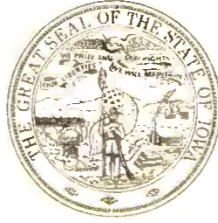
For each of a map unit's components, a corresponding percent composition is recorded. A percent composition of 60 indicates that the corresponding component typically makes up approximately 60% of the map unit. Percent composition is a critical factor in some, but not all, aggregation methods.

The majority of soil attributes are associated with a component of a map unit, and such an attribute has to be aggregated to the map unit level before a thematic map can be rendered. Map units, however, also have their own attributes. An attribute of a map unit does not have to be aggregated in order to render a corresponding thematic map. Therefore, the "aggregation method" for any attribute of a map unit is referred to as "No Aggregation Necessary".

Tie-break Rule: Higher

The tie-break rule indicates which value should be selected from a set of multiple candidate values, or which value should be selected in the event of a percent composition tie.





STATE OF IOWA
KIM REYNOLDS
GOVERNOR

April 25, 2025

The Honorable Paul Pate
Secretary of State of Iowa
State Capitol
Des Moines, Iowa 50319

Dear Mr. Secretary,

I hereby transmit:

House File 652, an Act concerning county and city regulation of real property and the powers granted to a board of adjustment.

The above House File is hereby approved on this date.

Sincerely,

A handwritten signature in black ink, appearing to read "Kim Reynolds".

Kim Reynolds
Governor of Iowa

cc: Secretary of the Senate
Clerk of the House



House File 652

AN ACT
CONCERNING COUNTY AND CITY REGULATION OF REAL PROPERTY AND THE
POWERS GRANTED TO A BOARD OF ADJUSTMENT.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF IOWA:

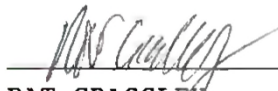
Section 1. Section 335.15, Code 2025, is amended by adding the following new subsection:

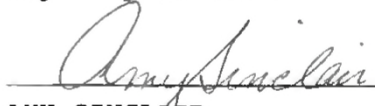
NEW SUBSECTION. 4. To authorize on appeal, in specific cases, such variance from the terms of the ordinance with respect to the area, dimensional, or other numerical limitations as will not be contrary to the public interest, where owing to special conditions a literal enforcement of the provisions of the ordinance will result in practical difficulties to the property owner in making a beneficial use of the property allowed by the zoning ordinance, and so that the spirit of the ordinance shall be observed and substantial justice done. Area, dimensional, or other numerical limitations subject to variances include but are not limited to requirements for minimum lot size, setbacks, yard widths, height, bulk, sidewalks, fencing, signage, and off-street parking. To receive the requested area, dimensional, or other numerical variance, the property owner must prove that the practical difficulties faced are unique to the property at issue and not self-created and must also demonstrate that granting the variance will not significantly alter the essential character of the surrounding neighborhood.

House File 652, p. 2

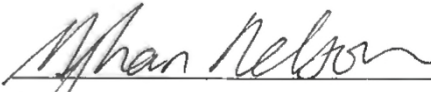
Sec. 2. Section 414.12, Code 2025, is amended by adding the following new subsection:

NEW SUBSECTION. 4. To authorize on appeal, in specific cases, such variance from the terms of the ordinance with respect to the area, dimensional, or other numerical limitations as will not be contrary to the public interest, where owing to special conditions a literal enforcement of the provisions of the ordinance will result in practical difficulties to the property owner in making a beneficial use of the property allowed by the zoning ordinance, and so that the spirit of the ordinance shall be observed and substantial justice done. Area, dimensional, or other numerical limitations subject to variances include but are not limited to requirements for minimum lot size, setbacks, yard widths, height, bulk, sidewalks, fencing, signage, and off-street parking. To receive the requested area, dimensional, or other numerical variance, the property owner must prove that the practical difficulties faced are unique to the property at issue and not self-created and must also demonstrate that granting the variance will not significantly alter the essential character of the surrounding neighborhood.

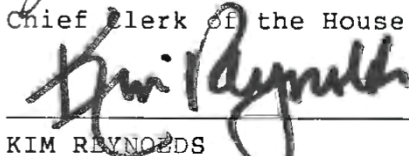

PAT GRASSLEY
Speaker of the House


AMY SINCLAIR
President of the Senate

I hereby certify that this bill originated in the House and is known as House File 652, Ninety-first General Assembly.


MEGHAN NELSON
Chief Clerk of the House

Approved April 25th, 2025


KIM REYNOLDS
Governor

VARIANCE PROPOSAL

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Application Information

Application Date: July 1, 2026

Applicant(s)/Owner(s): Thomas A. and Debra S. Schroeder

Name of Proposed Subdivision:

Total Acres: 3.64

Legal Notice Date: July 21, 2026

Stakeholder(s) Notice Date: July 8, 2026

Neighbor Notification Letter: July 17, 2026

Board of Adjustment Public Hearing: August 3, 2026, 5:00 PM

Property Details

Parcel(s): 884704152004

Township: T88N (Woodbury Township)

Range: R47W

Section: 4

Subdivision: WOODBURY TOWNSHIP (Morningside Addition, Second Filing) MORNINGSIDE SECOND LOTS 1 THRU 29 IN B LK 44 & VAC N/S ALLEY IN BLK 44

Zoning District: Agricultural Estates (AE)

Floodplain District: Zone X (Not in floodplain)

Property Address: 6500 6th Avenue, Sioux City, IA 51106

Legal Description

Lots (1) to Twenty-nine (29), both inclusive, and all of the Sixteen foot (16') wide alley lying between Lots One (1) to Thirty-four (34), in Block Forty-four (44) in Morningside Addition to Sioux City, Iowa, Second Filing, in the County of Woodbury and State of Iowa.

Purpose of Variance Application

The Woodbury County Board of Adjustment will hold a public hearing under Section 335 of the Code of Iowa to consider a variance application submitted by the property owners, Thomas A. and Debra S. Schroeder. The application pertains to their parcel numbered 884704152004, which consists of 3.64 acres and is situated at 6500 6th Avenue in Sioux City, Iowa 51106. The applicants seek approval to construct a deck on the side and rear of their home—an L-shaped wooden deck of approximately 846 square feet (rear portion 45' × 14' at 8.5' height; side portion 8' × 28' at 4.5' height and subject to changes and modifications)—on their property located in the Agricultural Estates (AE) Zoning District.

To do so, they request relief from the strict application of Section 3.04 Zoning District Dimensional Standards (front yard setback) in the AE Zoning District, which requires a minimum of 75 feet from the front right-of-way line or lot line. The existing home was lawfully built in 1900 prior to adoption of the current zoning regulations and is fully situated within the required 75-foot front yard setback, making it a legal nonconforming structure under Section 4.02 of the Woodbury County Zoning Ordinance. Strict compliance would make it practically impossible to add or modify the home without variance relief, creating an unnecessary hardship and practical difficulty that prevents reasonable development and enjoyment of the back and side yards. The side of the home functions as the primary front entrance adjacent to the driveway. The applicants propose constructing the deck such that the nearest corner of the proposed side deck will sit 29.17 feet from the lot line right-of-way. The deck will not encroach on easements, remove existing screening/vegetation, or alter the essential character of the neighborhood. Similar rural AE properties commonly feature decks/outdoor living spaces as customary residential accessory features.

The property is an L-shaped lot in Woodbury Township, Township 88 North, Range 47 West, Section 4 (Morningside Second Addition area, unincorporated Woodbury County), with mowed grass, pasture, and abutting treeline; the usable yard area is behind and on the side of the dwelling. A substantial portion of the parcel is shown on the attached maps; the deck is an open-

slat structure with no anticipated impact on stormwater, traffic, public facilities, or neighboring properties. The owners and applicants are Thomas A. and Debra S. Schroeder, 6500 6th Avenue, Sioux City, Iowa 51106. The application was received July 1, 2026 (pre-application meeting June 16, 2026 with staff Dan Priestley; fee \$300). The public hearing before the Board of Adjustment is scheduled for **Monday, August 3, 2026 at 5:00 PM**.

Statement from Applicant(s)/Owner(s)

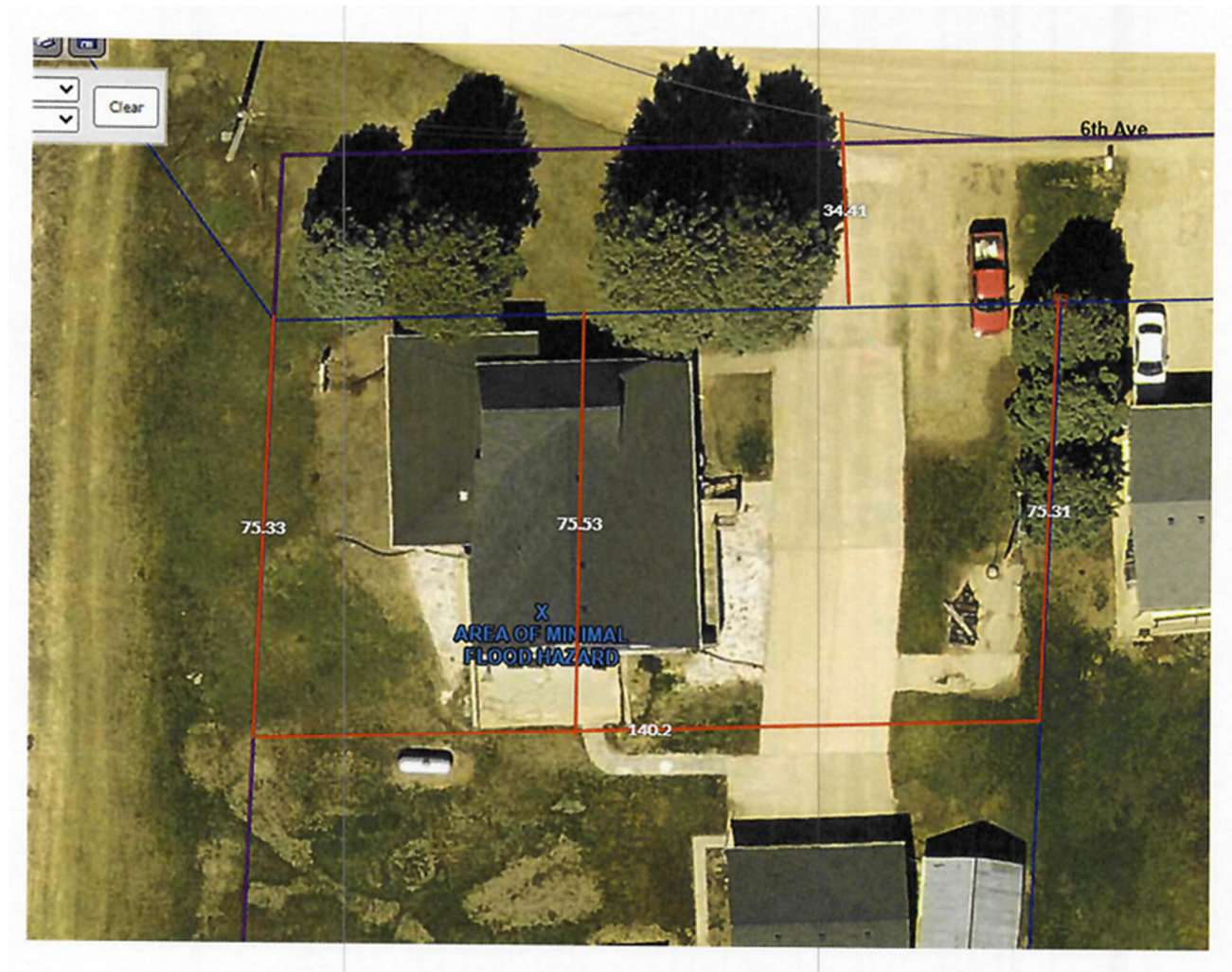
Our names are Thomas and Debra Schroeder. We are the owners of 6500 6th Avenue, Sioux City, IA 51106 (Parcel # 884704152004).

Pursuant to Section 2.02-8 of the Woodbury County Zoning Ordinance, we respectfully request a variance from the strict application of the Section 3.04 Zoning District Dimensional Standards, specifically the front yard setback in the Agricultural Estates (AE) Zoning District. Our home was lawfully built prior to the adoption of the current zoning regulations and is fully situated within the required 75-foot front-yard setback, making it a legal nonconforming structure under Section 4.02 of the ordinance.

We wish to expand the livable, outdoor footprint of our home by constructing a deck on the side and rear of the house. Because the existing house is already located entirely within the front setback area, strict compliance with the current dimensional rules makes it practically impossible for us to add onto or modify our home without a variance. This structural layout creates an unnecessary hardship and practical difficulty that prevents us from reasonably developing and enjoying our back and side yards. Further, the side structure is what we actually use as the front of our home adjacent to the driveway.

Granting this variance will allow us to build the deck, will not alter the essential character of our neighborhood, and represents the minimum relief necessary to grant us the same property enjoyment rights shared by our neighbors throughout the county. Thank you for your time and consideration of our application.

Aerial Map



Requirements for Variances

Review Criteria 1: (Section 2.02.8F1[A])

In terms of the variance application process, it is the duty of the Board of Adjustment to determine that the granting of the variance will not be contrary to the public interest or the general intent and purpose of this title in that it:

- ADVERSELY IMPACTS NEARBY PROPERTIES;
- SUBSTANTIALLY INCREASES CONGESTION OF PEOPLE, BUILDINGS OR TRAFFIC;
- ENDANGERS PUBLIC HEALTH OR SAFETY;
- OVERBURDENS PUBLIC FACILITIES OR SERVICES OR;
- IMPAIRS THE ENJOYMENT, USE OR VALUE OF NEARBY PROPERTY.

Review Criteria 2: (Section 2.02.8F1[B])

The ordinance also states that granting the variance is necessary to assure that the owner does not suffer an economic hardship. (Note: increased financial return or reduced costs to the applicant are not adequate cause for a finding for a hardship.) A finding of economic hardship must be based on each of the following:

- THE PROPERTY CANNOT YIELD A REASONABLE RETURN IF USED IN COMPLIANCE WITH THE REQUIREMENTS OF THIS TITLE;
- THE PROPERTY HAS UNIQUE PHYSICAL CONSTRAINTS THAT RESULT IN ITS INABILITY TO BE USED IN COMPLIANCE WITH THE REQUIREMENTS OF THIS TITLE; AND
- THE HARDSHIP IS NOT A RESULT OF ACTIONS BY THE OWNER.

Review Criteria 3: (Section 2.02.8F2-5)

The ordinance also states that no variance shall be granted:

- WHICH WOULD PERMIT THE ESTABLISHMENT OF A USE WITHIN A GIVEN DISTRICT WHICH IS PROHIBITED THEREIN;
- WHICH IS SO COMMONLY RECURRING THAT IT IS A DE FACTO AMENDMENT OF THIS ORDINANCE; AND
- THAT IS MORE THAN THE MINIMUM RELIEF NEEDED.
- TO THE PROVISIONS OF SECTION 5.03 RELATIVE TO FLOOD PLAIN MANAGEMENT REQUIREMENTS UNLESS THE BOARD OF ADJUSTMENT CONSIDERS THE FACTORS LISTED IN SUBSECTION 5.03-9.C (4).

Staff Recommendation

This proposal appears to satisfy the practical-difficulties standard of Iowa Code § 335.15(4) (HF 652), meets the public-interest and minimum-relief requirements of the Woodbury County Zoning Ordinance, is acceptable by the absence of neighbor opposition and by City of Sioux City staff's comments. The County Engineer offered reasonable concerns about dust control and public safety. The applicants' request represents the minimum relief necessary to allow them reasonable beneficial use of their property. Staff therefore recommends that the Board of Adjustment approve the variance while recommending the incorporation of the concerns of the County Engineer into any approval resolution.

The existing single-family dwelling was lawfully constructed and is a legal nonconforming structure under Section 4.02 of the Woodbury County Zoning Ordinance. The entire dwelling lies within the AE District's required 75-foot front-yard setback from the right-of-way/lot line. Section 4.02.4.A prohibits enlargement of a legal nonconforming structure that would create additional nonconformity or increase the degree of existing nonconformity. Strict application of the 75-foot setback therefore makes any reasonable side or rear deck addition to the primary living area practically impossible without variance relief. The side of the home functions as the primary entrance adjacent to the driveway; the usable outdoor yard is primarily to the side and rear. The proposed open-slat deck is a customary residential accessory feature that enables beneficial outdoor use of the property without removing screening/vegetation, encroaching on easements, or altering stormwater, traffic, or public facilities. Iowa Code § 335.15(4) (as amended by House File 652, effective July 1, 2025) expressly authorizes the Board of Adjustment, on appeal in specific cases, to grant variances from area, dimensional, or other numerical limitations (explicitly including setbacks) where:

- the variance will not be contrary to the public interest;
- owing to special conditions, literal enforcement results in practical difficulties to the property owner in making a beneficial use of the property allowed by the zoning ordinance;
- the spirit of the ordinance is observed and substantial justice is done;
- the practical difficulties are unique to the property at issue and not self-created; and
- granting the variance will not significantly alter the essential character of the surrounding neighborhood.

These statutory criteria are satisfied. The practical difficulty is unique to this parcel (pre-zoning placement of the 1900 dwelling entirely inside the modern 75-foot setback) and is not self-created by the current owners. The open deck is the minimum relief necessary to allow beneficial residential use of the side and rear yards. It will not significantly alter the rural AE character of the Morningside Second Addition area, which already contains customary outdoor living spaces on similar properties.

Motion for Consideration:

"I move that the Board of Adjustment approve the variance requested by Thomas A. and Debra S. Schroeder for relief from the strict application of Section 3.04 (Zoning District Dimensional Standards) of the Woodbury County Zoning Ordinance to permit construction of the proposed L-shaped wooden deck on the side and rear of their home and that the nearest corner of the side deck be situated approximately ~29.17 feet (or as practical and necessary) from the front lot line right-of-way. Further, I move that the county engineer's concerns be incorporated and addressed directly within the Board's approval resolution."

Board of Adjustment Action

Hearing required. After receiving the report of the planning and zoning commission, the Board of Adjustment shall conduct a public hearing on the variance request in accordance with subsection 2.02-1. B.

Notification. Notification. Public notification of the Board of Adjustment hearing on the variance request shall be as required by subsection 2.02-1. B(1). Such notices shall provide information on the time, date and location of the hearing and a brief description of the requested variance. The public hearing is scheduled for Monday, April 6 at 5:00 PM.

Decision. Within 10 days after the public hearing the Board of Adjustment shall approve, approve with conditions or limitations, or deny the requested variance. The Board of Adjustment shall set forth findings of fact addressing the points enumerated in subsection 2.02-8. F(1) as a basis for its action.

Conditional approval of variances. The Board of Adjustment may, as a condition related to approval of a variance, impose restrictions and safeguards upon the property and the variance granted if it determines the restrictions to be necessary to minimize adverse effects on other property or the public interest. Such conditions shall be set forth in the resolution of the Board of Adjustment granting the variance. Failure to comply with any conditions imposed on a variance approval is a violation of this title.

Appeal of the actions of the Board of Adjustment. Any interested party may appeal a variance decision of the Board of Adjustment in two ways.

- (1) If the Board of Adjustment approves a variance, the Board of Supervisors pursuant to Section 335.10 of the Iowa Code may remand the matter to the Board of Adjustment for further consideration at any time within 30 days.
- (2) Any aggrieved party may appeal a decision of the Board of Adjustment within 30 days as provided by Section 335.18 of the Iowa Code. Such an appeal suspends the effect of the action of the Board of Adjustment until the appeal has been resolved. Any construction or cost incurred during the period subject to appeal is at the risk of the applicant.

Legal Notification

Sioux City Journal

AFFIDAVIT OF PUBLICATION

Sioux City Journal
2802 Castles Gate Drive
Sioux City 51106
(712) 293-4250

State of New Jersey, County of Camden, ss:

Anjana Bhadoriya, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Sioux City Journal, printed and published by Journal Communications, in Sioux City in Woodbury County and issued daily and Sunday and that this affidavit is Page 1 of 2 with the full text of the sworn-to notice set forth on the pages that follow, and the hereto attached:

PUBLICATION DATES:

Jul. 21, 2026

NOTICE ID: U2YKv2YAlb1NFYgNu4FB

PUBLISHER ID: COL-IA-503471

NOTICE NAME: BA_PHS_8-3-26

Publication Fee: \$144.98

Anjana Bhadoriya

(Signed) _____

VERIFICATION

State of New Jersey
County of Camden

Subscribed in my presence and sworn to before me on this: 07/24/2026

Sharon E. Thomas-Pope

Notary Public

Notarized remotely online using communication technology via Proof.

SHARONN E THOMAS-POPE
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires January 23, 2027

**NOTICE OF PUBLIC HEARINGS
BEFORE THE WOODBURY
COUNTY BOARD OF
ADJUSTMENT**

The Woodbury County Board of Adjustment will hold public hearings on the following items, hereafter described in detail, on Monday, August 3, 2026, at 5:00 PM or as soon thereafter as the matters may be considered during the public hearing. Said hearings will be held in the Board of Supervisors' meeting room in the basement of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa. Copies of said items may now be examined at the office of the Woodbury County Community and Economic Development on the 6th Floor of the courthouse by any interested persons. All persons who wish to be heard in regard to the matters should appear at the aforesaid hearings in person or call 712-454-1133 and enter the Conference ID: 742-349-1294 during the meeting to listen or comment. However, it is recommended to attend in person as there is the possibility for technical difficulties with phone and computer systems. You may forward your written comments by mail or email to: Woodbury County Community and Economic Development, 6th Floor, Woodbury County Courthouse, 620 Douglas St., Sioux City, IA 51101. Emails should be sent to Daniel Proctor at dproctor@woodburycountyia.gov. Only signed comments will be considered and should be received no later than 10:00 AM on Friday, July 24, 2026.

Item One (1)
The Woodbury County Board of Adjustment will hold a public hearing pursuant to Section 335 of the Code of Iowa, to consider a conditional use permit application submitted by Cretel, Inc. (Paving Division) (Applicant), on behalf of the property owner Countryman James D. Pensacola Trust. The application requests approval to establish and operate a temporary portable concrete batch plant (Flex Model 5 portable unit, size, storage pits, 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 8443100005, approximately 36.30 acres, located at 1636 Ida Avenue, Moline, Iowa 51555, in the Agricultural Preservation (AP) Zoning District, within Arlington Township (T88N, R41W), Section 35 in the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4). The property is located north of Highway 20 and east of Ida Avenue. The property is currently used for agricultural land. The project is disclosed as a conditional use to a temporary concrete batch plant under Section 3.03.4 of the Woodbury County Zoning Ordinance. The applicant is Cretel, Inc., Paving Division, 2017 Kennard Avenue, New Hampton, IA 50659. The owner is Countryman James D. Pensacola Trust, 2937 130th Street, Moline, IA 51559-8096.

Item Two (2)
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 Gruet. 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 rear and the final location, dimensions, and configuration are subject to changes throughout the review and public hearing process and any additional variance relief intensely claimed necessary may be determined by the Board of Adjustment. The affected property consists of Parcel 8443140006, 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.

Item Three (3)

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 (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 88429100010, approximately 2.01 acres, located at 2750 140th Street, Merville, Iowa 51039, in the Agricultural Preservation (AP) Zoning District, within Adlington 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 & Megan Munro, 2750 140th St., Merville, Iowa 51039.

Item Four (4)

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 29' 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 intensity deemed necessary may be determined by the Board of Adjustment. The affected property consists of Parcel 884704132004, 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.

The preliminary agenda for the Woodbury County Board of Adjustment meeting, scheduled for Monday, August 3, 2026, at 5:00 PM will be posted on the Woodbury County website on the Board of Adjustment committee page at least 24 hours prior to the meeting. To access it, visit www.woodburycountyia.gov, navigate to the "Committees" section, and select "Board of Adjustment" (listed under the Iowa Code category). The direct link is https://www.woodburycountyia.gov/committees/board_of_adjustment/. For inquiries, call 712-279-6609 or email cpriestley@woodburycountyia.gov.
OOL-IA-503471

Comments from Owners of Real Property Lying within 500 feet from the Subject Property

Name	Address	City	State	Zip	Comments
Thomas A. Schroeder and Debra S. Schroeder	6500 6th Ave.	Sioux City	IA	51106	No comments.
Donald E. Murray, 25% interest, Jeffrey J. Murray, 25% interest, and Michael D. Murray, 50% interest with Life Estate interest to Jacqueline J. Murray	6520 6th Ave.	Sioux City	IA	51106	No comments.
James Wikstrom and Twila M. Wikstrom	6600 6th Ave.	Sioux City	IA	51106	No comments.
Kenneth R. Wikstrom and Linda Sue Wikstrom	6600 6th Ave.	Sioux City	IA	51106	No comments.
FEE: Handy, LC, an Iowa Limited liability company	2201 4th Ave.	Sioux City	IA	51106	No comments.
Contract Purchaser: MID STEP SERVICES, INC, and Iowa non profit corporation	4303 Stone Ave.	Sioux City	IA	51106	No comments.
Melanie Robinson	5845 Morningside Ave.	Sioux City	IA	51106	No comments.
April L. Peschel	212 E. Tabor Court	Brandon	SD	57005	No comments.
Dick & Dave Properties, LLC, an Iowa limited liability company	5700 Garretson Ave.	Sioux City	IA	51106	No comments.
Eric Hennings, Brian Hennings, Jason Hennings, Mark Hennings, Scott Hennings, as tenants in common.	524 Monterey Trail	Dakota Dunes	SD	57049	No comments.
Randy A. Olsen and Linda C. Olsen	6707 6th Ave.	Sioux City	IA	51106-9634	No comments.
Contract Purchaser: Chance Eaton and Hannah Eaton	1816 South Maple St.	Sioux City	IA	51106	No comments.
Jason Kilzer and Rebecca D. Kilzer	6021 6th Ave.	Sioux City	IA	51106	Returned to Sender. Post Office marked this NSN (No such number). Unable to locate.

Stakeholder Comments

911 COMMUNICATIONS CENTER: No comments.

City of Sioux City: No issues from Sioux City. We have an annexation agreement recorded that when City utilities are extended the property would be voluntarily annexed. The proposed deck would meet all City setback and coverage requirements. – Chris Madsen, 7/9/26.

FIBERCOMM: No comments.

IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR): No comments.

IOWA DEPARTMENT OF TRANSPORTATION (IDOT): No comments.

LOESS HILLS NATIONAL SCENIC BYWAY: No comments.

LOESS HILLS PROGRAM: No comments.

LONGLINES: No comments.

LUMEN: No comments.

MAGELLAN PIPELINE: No comments.

MIDAMERICAN ENERGY COMPANY (Electrical Division): I have reviewed the following proposed variance for MEC electric distribution and we have no conflicts.— Casey Meinen, 7/8/26.

MIDAMERICAN ENERGY COMPANY (Gas Division): No comments.

NATURAL RESOURCES CONSERVATION SERVICES (NRCS): No comments.

NORTHERN NATURAL GAS: No comments.

NORTHWEST IOWA POWER COOPERATIVE (NIPCO): Have reviewed this request submitted by Thomas A. and Debra S. Schroeder. NIPCO has no issues with this application. Thanks,, - Jeff Zettel, 7/15/26

NUSTAR PIPELINE: No comments.

SIOUXLAND DISTRICT HEALTH DEPARTMENT: See email chain below with Ivy Bremer of Siouxland District Health.

WIATEL: No comments.

WINNEBAGO TRIBE: No comments.

WOODBURY COUNTY ASSESSOR: No comments.

WOODBURY COUNTY CONSERVATION: No comments.

WOODBURY COUNTY EMERGENCY MANAGEMENT: No comments.

WOODBURY COUNTY EMERGENCY SERVICES: No comments.

WOODBURY COUNTY ENGINEER: Review memo below.

WOODBURY COUNTY RECORDER: No comments.

WOODBURY COUNTY RURAL ELECTRIC COOPERATIVE (REC): No comments.

WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT: The WCSWCD has no comment regarding this request. – Neil Stockfleth, 7/8/26.

WOODBURY COUNTY TREASURER: Treasurer's office does not have any comments. – Tina Bertrand, 7/8/26.



Woodbury County Secondary Roads Department

759 E. Frontage Road · Merville, Iowa 51039

Telephone (712) 279-6484 · (712) 873-3215 · Fax (712) 873-3235

To: Dan Priestley, Woodbury County Zoning Coordinator
From: Laura Sievers, PE, Woodbury County Engineer
Date: July 17, 2026
Subject: Schroeder Setback Variance – 6500 6th Ave, Sioux City, Iowa 51106

The Woodbury County Secondary Roads Department has reviewed the setback variance request submitted by Thomas and Debra Schroeder for the property located at 6500 6th Avenue, Sioux City, Iowa 51106.

Based on the information provided, the proposed wooden deck would be located near the public road right-of-way. Due to the proximity of the structure to the adjacent gravel roadway, dust generated by normal roadway traffic may affect the deck area. The applicants should be aware that Woodbury County's dust control policy places the cost of dust control on the benefiting property owner. Accordingly, the County and the Secondary Roads Department will not provide or fund dust control for this location.

In addition, the proposed deck is located adjacent to a horizontal curve in the roadway. The Department assumes no responsibility for damage to the structure or injuries resulting from vehicles leaving the roadway.

Application



Zoning Ordinance
Section 2.02(8)
Page 1 of 3

Variance Application

RECEIVED
JUL 1 2026
WOODBURY COUNTY
PLANNING & ZONING

Applicant Statement Re: Variance Requirements**Attachment to Woodbury County, Iowa Variance Application****Pursuant to Requirement of Zoning Ordinance Section 2.02.8 F(1) – Pages 19-120****Adopted July 22, 2008; Effective August 01, 2008**

In order to grant any variance the Board of Adjustment must determine that granting the variance will not be contrary to the public interest or the general intent and purpose of the ordinances:

(If filling out form online, tab at the end of each line to continue on next line.)

Section F. (1)(a)

- (i) Explain below why granting the variance will not adversely impact nearby properties:

The proposed variance will allow an 846 square foot, L-shaped wooden deck to be built on the side and rear of the home. This is not in the direction of the neighbors' primary viewsheds. The back deck area measures 45' x 14' and the side deck area measures 8' x 28'. The height of the back deck area is 8.5' and the height of the side deck area is 4.5'. The nearest corner of the proposed side deck will sit 29.17' from the lot line right-of-way. The proposed deck will not encroach on or impede any easements. There is no existing screening or vegetation that will need to be removed.

Our deck would meet HF 652's "essential character of the neighborhood" standard. Similar rural Agricultural Estates (AE) properties commonly have decks/outdoor living spaces. We view the addition of the deck as a customary residential accessory feature with no adverse external effects.

- (ii) Explain below why granting the variance will not substantially increase congestion of people, building or traffic:

The proposed deck variance will be solely on our property for use by our family and will not increase occupancy in our home or on our property. Rural AE zones anticipate low-density residential use, which this does not intensify. Further, the building of the deck does not require additional parking as there is no occupancy increase. The proposed deck will not have an impact on traffic on the road or in the neighborhood. It will not encroach on or impede any easements. The improvement is wholly internal to our 3.64 acre parcel.

- (iii) Explain below why granting the variance will not endanger public health or safety:

The deck will be properly permitted, built structurally sound, and will not be public accessible as it is for private use only on our property. The deck does not affect sightlines for the roadway. Emergency vehicle access will remain unaffected.

- (iv) Explain below why granting the variance will not overburden public facilities or services:

Granting the variance will not overburden public facilities or services because there will not be power required to use the deck and it will not be serviced with water or a sewer line. The project places no additional load on fire, EMS, or road maintenance. The deck is an open-slat structure, not increasing stormwater runoff.

- (v) Explain below why granting the variance will not impair the enjoyment, use or value of nearby property:

Granting the variance will not impair the enjoyment, use or value of nearby properties because the deck will not obstruct views or use of surrounding properties. It will simply serve residential purposes for our family. The improvement is consistent with normal residential use enjoyment and will not disrupt agricultural use or rural character. Noise, lighting, or odor impacts will be created by the deck structure.

Section F. (1)(b)

In order to explain why granting the variance is necessary to assure that the owner does not suffer an economic hardship answer the below questions. (Note: Increased financial return or reduced costs to the applicant are not adequate cause for finding of hardship.) A finding of economic hardship is based upon each of the following questions.

- i) Explain below why the property cannot yield a reasonable return without the granting of the variance:

As homeowners, we should be able to have the right like other property owners in Woodbury County and the state of Iowa to be able to improve the footprint of our home. The house sits entirely within the 75-foot front setback, meaning all possible locations for a deck are within the setback, making improvements impossible without relief. This is a functional impairment, not a financial one. HF 652's strict enforcement creates "practical difficulties in making a beneficial use of the property."

The wooden deck is not excessive and will fit into the environment allowing us to more fully enjoy the nature out back. It is not our fault that the home was built in 1900 prior to current zoning laws and setback. We would just like to be afforded the ability to create outdoor living space to maximize the beauty of our land.

- ii) Explain below why the property has unique physical constraints that result in its inability to be used without the granting of the variance:

Our house was placed closer to the property line by the nature of the area when it was built in 1900. The home is legally nonconforming and positioned so close to the front boundary that all expansion areas fall within the setback. This is not common in the AE district. The location of the

deck will not affect the road, easements, or neighbors' properties. Since we cannot simply move the road or the home, we require the variance to be able to build the deck that serves as the entrance and living area overlooking the majority of our 3.64 acres.

Our 3.64 acres is an L-shaped lot, with mowed grass, pasture, and abuts the treeline. The usable yard is behind and on the side of the dwelling where the deck is proposed.

iii) Explain below why the hardship is not a result of actions or decisions by the owner:

The condition we find ourselves in arose decades before zoning existed, and we have not intensified or altered the nonconformity. Quite simply, we cannot help that the location of our home itself is within the 75 foot easement. As the home was built in 1900, such easements did not exist and we live in a legal nonconforming home, thus requiring the variance to add said deck.

Received by:



WOODBURY COUNTY, IOWA

APPLICATION FOR BUILDING PERMIT

For Office Use:		Case No. _____	
Zoning District _____	Date Approved _____	Denied _____	By _____
Floodplain District _____	Map # _____	Fee _____	Ck/Rct # _____
GIS # _____	Mail _____	Pick up _____	

In accordance with the Woodbury County Zoning Ordinance, the undersigned hereby applies for a building permit:

Landowner's name: Tom Schroeder Phone: [REDACTED]

Mailing Address: 6500 6th Ave. City: Sioux City, IA Zip: 51106

Structure will be built at (address): 6500 6th Ave., Sioux City, IA 51106

Occupied by: Tom/Deb Schroeder

Quarter/quarter N/A Section 4 Civil Township Woodbury

or
Subdivision Morningside addition second Ring Block 44 Lot(s) 1-29

Name of Contractor: Self Phone: [REDACTED]

Address of Contractor: 6500 6th Ave, Sioux City, IA 51106

Anticipated start date of construction: (month/day/year): 8/10/26

Type of structure: Deck Will this be used for business purposes? No

Structure's Value: \$12,000 Size of parcel in acres: 3.64

Remarks: _____

PLEASE READ CAREFULLY.

I, the undersigned, hereby understand and state that the land and building listed herein SHALL NOT BE OCCUPIED OR USED in whole or in part for any purpose whatsoever until the structure has been completed and reported as such to the County Office of Planning and Zoning; and to do so constitutes a violation of the Woodbury County Zoning Ordinance subject to misdemeanor charges. I further state that I have read the foregoing application and attachments and know the contents therein, and the facts contained are true and accurate.

Signature _____

This _____ day of _____, 20____.

Notary Public in and for Woodbury County, Iowa

AFTER THE APPLICATION HAS BEEN APPROVED AND THE PERMIT ISSUED, THE PERMIT BECOMES NULL AND VOID IF CONSTRUCTION HAS NOT COMMENCED WITHIN 120 DAYS AND IN ANY EVENT ONE YEAR.

SITE PLAN INSTRUCTIONS

Please do not hesitate to call if you have any questions. The site plan can be drawn on the graph below.

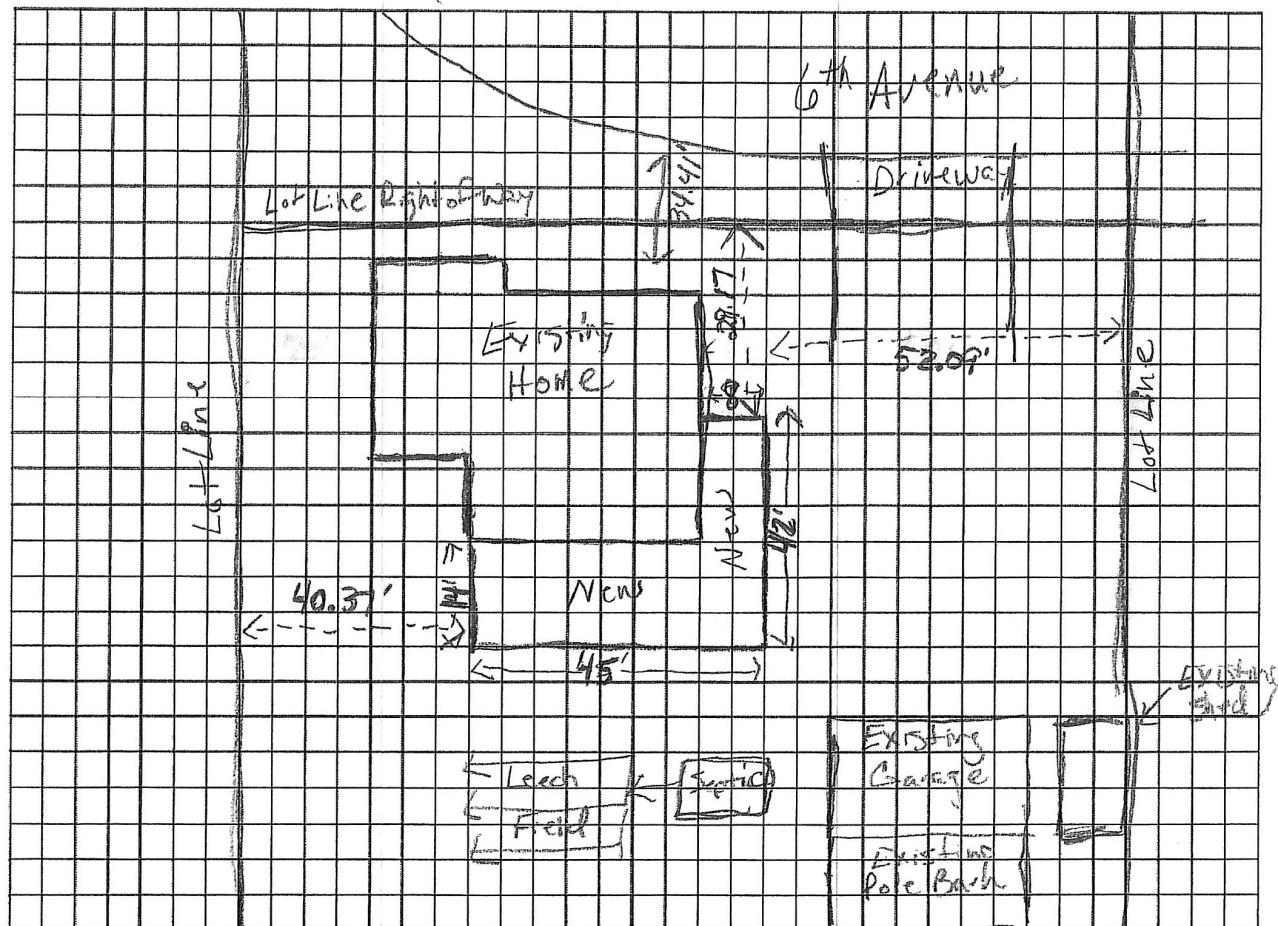
Refer to the setback reference sheet for your zoning district when planning your project.

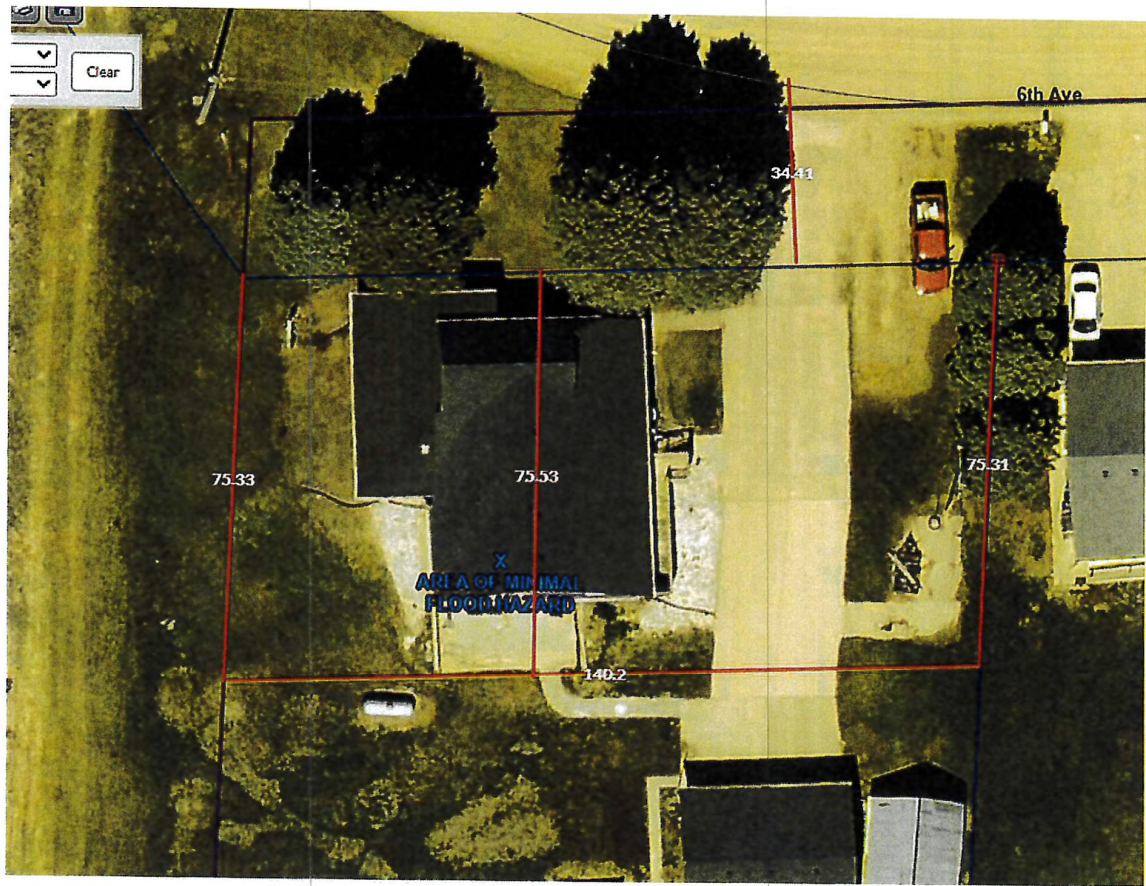
Following is the list of things we need to see on your site plan, the site plan does not have to be to scale but should include the following:

- Indicate which way is north.
- Show where the road is that goes past the parcel and name it.
- Show the County Right-Of-Way (the distance from the center of the road to the beginning of your lot line. Typically, it is around 33' and ends at your property's fence line.)
- Indicate any field entrances or drives leading into parcel.
- Show any buildings or structures currently on land. Label "Existing" and/or "New"
- Show length, width, and height of new building or addition.
- Indicate septic system and direction leech field flows.
- Show where well is located.
- Indicate with arrowed lines the distance on each side from house to lot line.
- Indicate with arrowed lines the distance on each side from accessory structure to lot line.
- Show there is a minimum of 10' between buildings.

When your Site Plan is complete, please return with completed building permit application and applicable fee. Be sure to sign where indicated before a Notary.

Woodbury County Community & Economic Development
620 Douglas St., 6th Floor
Sioux City, IA 51101





Parcel Report(s)

7/5/26, 7:28 PM

Beacon - Woodbury County, IA / Sioux City - Parcel Report: 884704152004

Woodbury County, IA / Sioux City

Summary

Parcel ID 884704152004
 Alternate ID 830837
 Property Address 6500 6TH AVE
 SIOUX CITY IA 51106
 Sec/Twp/Rng 4-88-47
 Brief WOODBURY TOWNSHIP MORNINGSIDE SECOND LOTS 1 THRU 29 IN B LK
 Tax Description 44 & VAC N/S ALLEY IN BLK 44
 (Note: Not to be used on legal documents)
 Deed Book/Page 738-7602 (12/2/2014)
 Gross Acres 3.64
 Net Acres 3.64
 Adjusted CSR Pts 0
 Zoning AE - AGRICULTURAL ESTATES
 District 0058 WOODBURY/SIOUX CITY
 School District SIOUX CITY COMM
 Neighborhood N/A



Owner

Deed Holder
 SCHROEDER THOMAS A & DEBRA S
 6500 6TH AVE
 SIOUX CITY IA 51106
 Contract Holder
 Mailing Address
 SCHROEDER THOMAS A & DEBRA S
 6500 6TH AVE
 SIOUX CITY IA 51106

Land

Lot Dimensions	Regular Lot: x			
Front Footage	Front	Rear	Side 1	Side 2
Main Lot	125.00	125.00	691.90	691.90
Sub Lot 2	125.00	125.00	488.40	488.40
Sub Lot 3	16.00	16.00	691.90	691.90
Sub Lot 4	0.00	0.00	0.00	0.00

Lot Area 3.64 Acres;158,608 SF

Residential Dwellings

Residential Dwelling
 Occupancy Single-Family / Owner Occupied
 Style 1 Story Frame
 Architectural Style N/A
 Year Built 1900
 Condition Above Normal
 Roof Asph / Gable
 Flooring
 Foundation C Blk
 Exterior Material Vinyl
 Interior Material Drwl
 Brick or Stone Veneer
 Total Gross Living Area 2,248 SF
 Main Area Square Feet 288
 Attic Type None;
 Number of Rooms 7 above; 3 below
 Number of Bedrooms 3 above; 0 below
 Basement Area Type Full
 Basement Area 1,732
 Basement Finished Area 660 - Rec. Room W/ Walk-out
 Plumbing 1 Standard Bath - 3 Fi; 1 Shower Stall Bath - 3; 1 Sink;
 Appliances
 Central Air Yes
 Heat FHA - Gas
 Fireplaces
 Porches
 Decks Wood Deck (172 SF);
 Additions 1 Story Frame (840 SF) (840 Bsmt SF);
 1 Story Frame (604 SF) (604 Bsmt SF);
 1 Story Frame (516 SF);
 Garages 720 SF - Det Frame (Built 1995);

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Beacon - Woodbury County, IA / Sioux City - Parcel Report: 884704152004

Agricultural Buildings

Plot #	Type	Description	Width	Length	Year Built	Building Count
0	Machine or Utility Building		16	24	1950	1
0	Barn - Pole		32	48	1950	1

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
12/2/2014	MURRAY PATRICK M	SCHROEDER THOMAS A & DEBRA S	738/7602	Exchange, trade, gift, transfer from Estate (Including 1031 Exchanges)	Deed		\$186,000.00
4/15/2002	MURRAY RAYMOND E	MURRAY PATRICK M	535/931	SALE BETWEEN FAMILY MEMBERS	Deed		\$0.00

☐ Show There are other parcels involved in one or more of the above sales:
Permits

Permit #	Date	Description	Amount
4666	09/16/2005	Addition	10,000

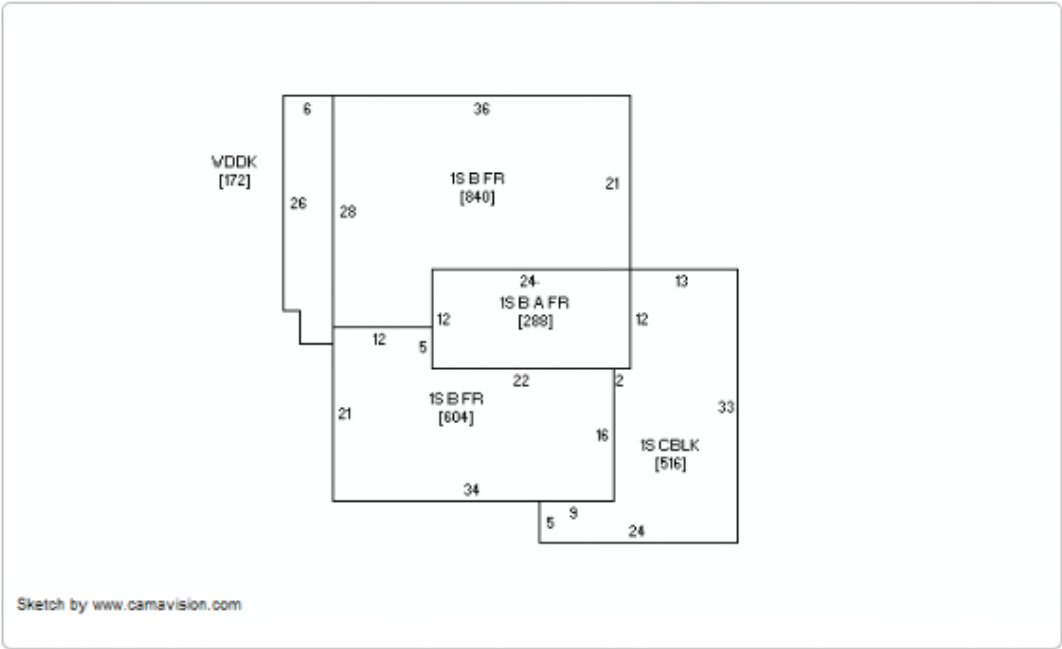
Valuation

	2026	2025	2024	2023	2022
Classification	Residential	Residential	Residential	Residential	Residential
+ Assessed Land Value	\$27,790	\$27,790	\$27,790	\$27,790	\$27,790
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$222,800	\$222,800	\$231,160	\$231,160	\$157,970
= Gross Assessed Value	\$250,590	\$250,590	\$258,950	\$258,950	\$185,760
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$250,590	\$250,590	\$258,950	\$258,950	\$185,760

Sioux City Special Assessments and Fees
[Click here to view special assessment information for this parcel.](#)
Woodbury County Tax Credit Applications
[Apply for Homestead or Military Tax Credit](#)
Photos**Sketches**

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Beacon - Woodbury County, IA / Sioux City - Parcel Report: 884704152004

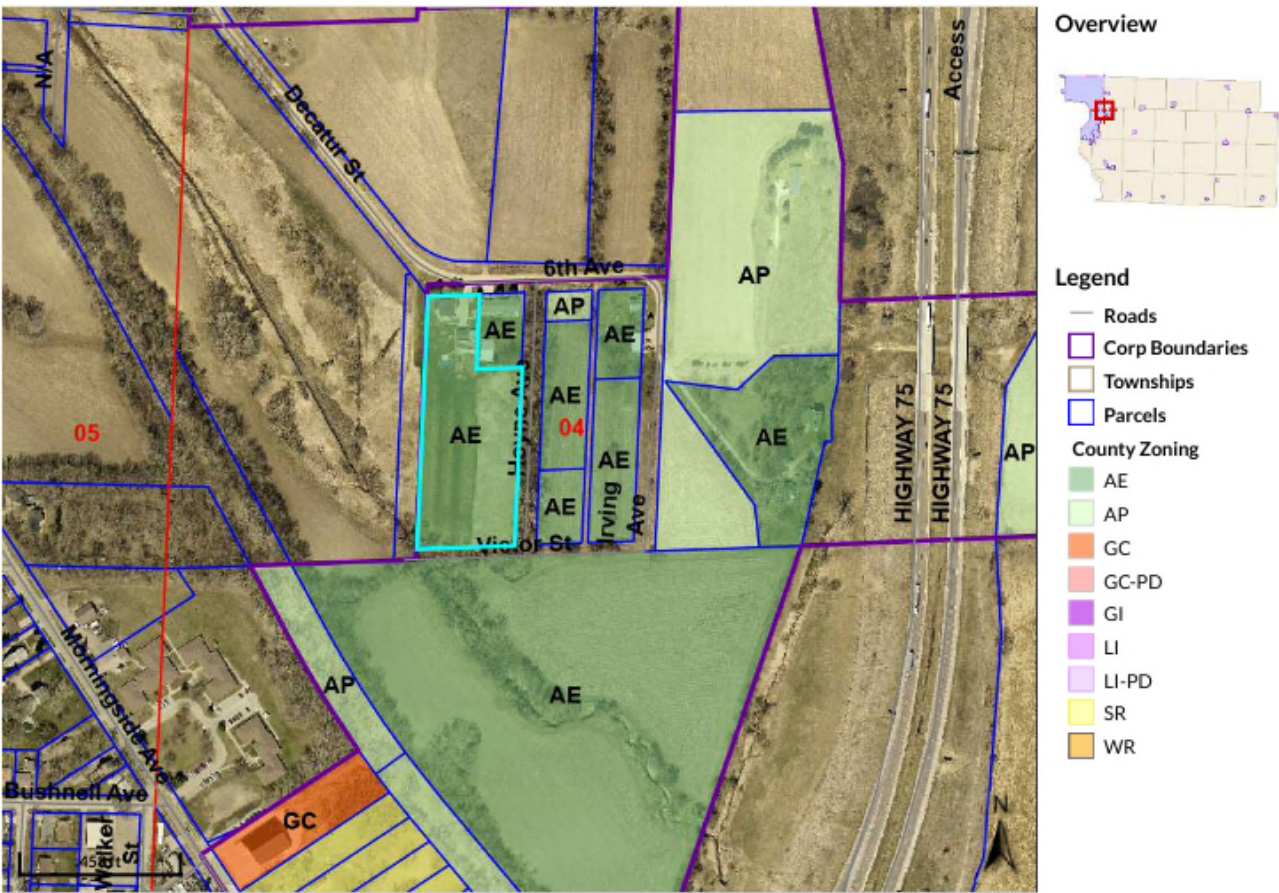
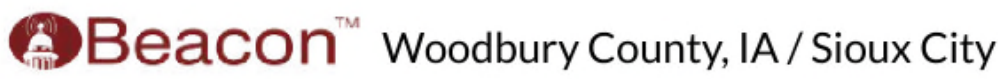


No data available for the following modules: Commercial Buildings, Yard Extras, Sioux City Tax Credit Applications, Sioux City Board of Review Petition.

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Contact Us

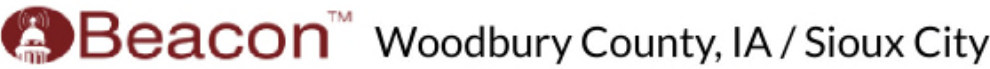




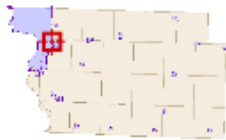
Parcel ID	884704152004	Alternate ID	830837	Owner Address	SCHROEDER THOMAS A & DEBRA S
Sec/Twp/Rng	4-88-47	Class	R		6500 6TH AVE
Property Address	6500 6TH AVE	Acreage	3.64		SIOUX CITY, IA 51106
	SIOUX CITY				
District	0058				
Brief Tax Description	WOODBURY TOWNSHIP MORNINGSIDE SECOND LOTS 1 THRU 29 IN B LK 44 & VAC N/S ALLEY IN BLK 44				
	(Note: Not to be used on legal documents)				

Date created: 7/5/2026
Last Data Uploaded: 7/3/2026 10:04:26 PM

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GEOSPATIAL



Overview



Legend

- Roads
- Corp Boundaries
- Townships
- Parcels

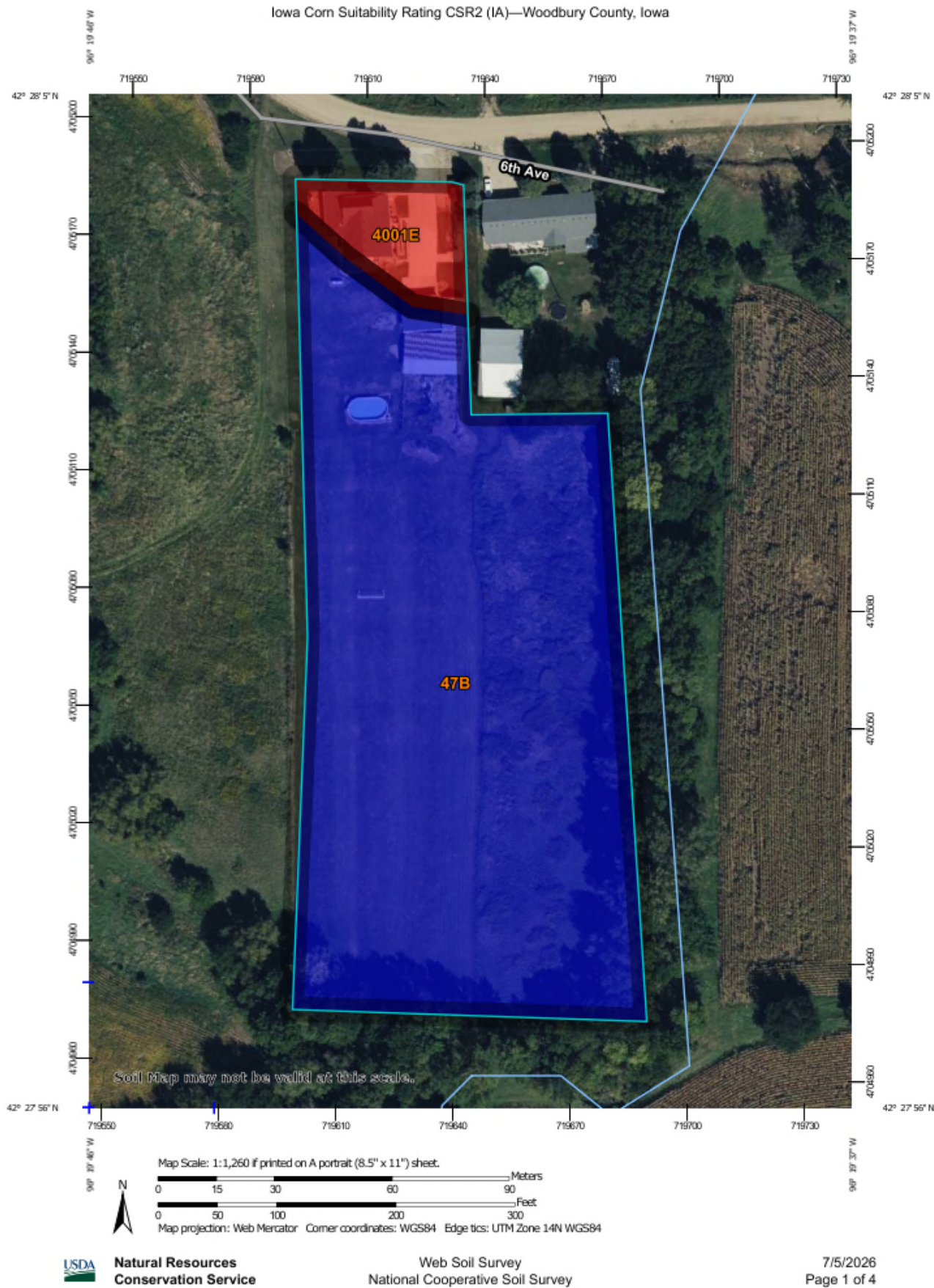
Parcel ID	884704152004	Alternate ID	830837	Owner Address	SCHROEDER THOMAS A & DEBRA S
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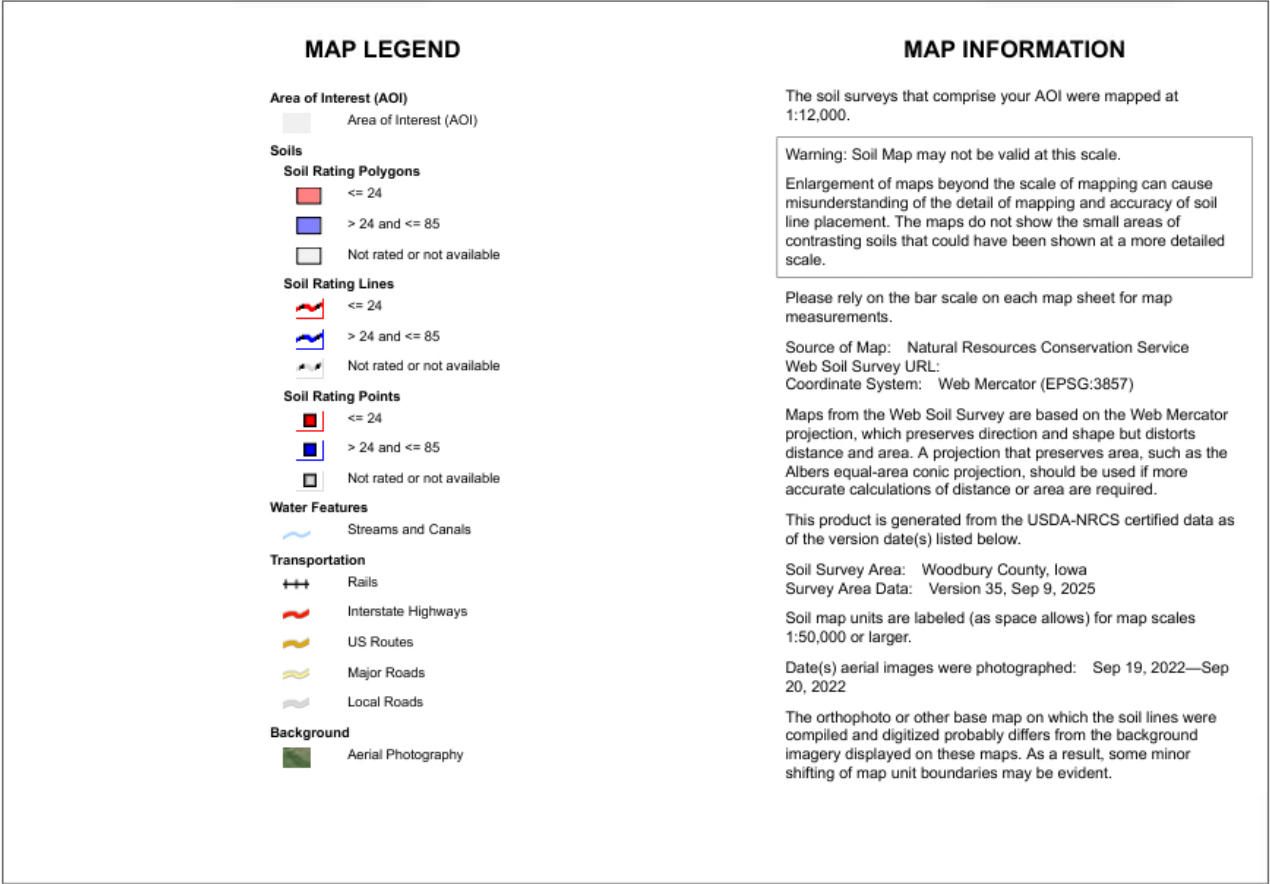
Date created: 7/5/2026
Last Data Uploaded: 7/3/2026 10:04:26 PM

Developed by SCHNEIDER
GEOSPATIAL

Elevation Map







Iowa Corn Suitability Rating CSR2 (IA)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
47B	Napier-Rawles complex, 2 to 5 percent slopes	85	3.5	93.0%
4001E	Ida-Urban land complex, 14 to 20 percent slopes	24	0.3	7.0%
Totals for Area of Interest			3.8	100.0%

Description

This attribute is only applicable to soils in the state of Iowa. Corn suitability ratings (CSR2) provide a relative ranking of all soils mapped in the State of Iowa according to their potential for the intensive production of row crops. The CSR2 is an index that can be used to rate the potential yield of one soil against that of another over a period of time. Considered in the ratings are average weather conditions and frequency of use of the soil for row crops. Ratings range from 100 for soils that have no physical limitations, occur on minimal slopes, and can be continuously row cropped to as low as 5 for soils that are severely limited for the production of row crops.

When the soils are rated, the following assumptions are made: a) adequate management, b) natural weather conditions (no irrigation), c) artificial drainage where required, d) no frequent flooding on the lower lying soils, and e) no land leveling or terracing. The weighted CSR2 for a given field can be modified by the occurrence of sandy spots, local deposits, rock and gravel outcrops, field boundaries, and noncrossable drainageways. Even though predicted average yields will change with time, the CSR2 values are expected to remain relatively constant in relation to one another over time.

Rating Options

Aggregation Method: No Aggregation Necessary



Aggregation is the process by which a set of component attribute values is reduced to a single value that represents the map unit as a whole.

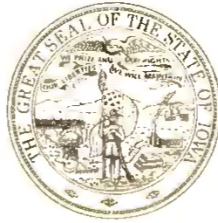
A map unit is typically composed of one or more "components". A component is either some type of soil or some nonsoil entity, e.g., rock outcrop. For the attribute being aggregated, the first step of the aggregation process is to derive one attribute value for each of a map unit's components. From this set of component attributes, the next step of the aggregation process derives a single value that represents the map unit as a whole. Once a single value for each map unit is derived, a thematic map for soil map units can be rendered. Aggregation must be done because, on any soil map, map units are delineated but components are not.

For each of a map unit's components, a corresponding percent composition is recorded. A percent composition of 60 indicates that the corresponding component typically makes up approximately 60% of the map unit. Percent composition is a critical factor in some, but not all, aggregation methods.

The majority of soil attributes are associated with a component of a map unit, and such an attribute has to be aggregated to the map unit level before a thematic map can be rendered. Map units, however, also have their own attributes. An attribute of a map unit does not have to be aggregated in order to render a corresponding thematic map. Therefore, the "aggregation method" for any attribute of a map unit is referred to as "No Aggregation Necessary".

Tie-break Rule: Higher

The tie-break rule indicates which value should be selected from a set of multiple candidate values, or which value should be selected in the event of a percent composition tie.



STATE OF IOWA
KIM REYNOLDS
GOVERNOR

April 25, 2025

The Honorable Paul Pate
Secretary of State of Iowa
State Capitol
Des Moines, Iowa 50319

Dear Mr. Secretary,

I hereby transmit:

House File 652, an Act concerning county and city regulation of real property and the powers granted to a board of adjustment.

The above House File is hereby approved on this date.

Sincerely,

A handwritten signature in black ink, appearing to read "Kim Reynolds".

Kim Reynolds
Governor of Iowa

cc: Secretary of the Senate
Clerk of the House



House File 652

AN ACT
CONCERNING COUNTY AND CITY REGULATION OF REAL PROPERTY AND THE
POWERS GRANTED TO A BOARD OF ADJUSTMENT.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF IOWA:

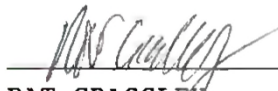
Section 1. Section 335.15, Code 2025, is amended by adding the following new subsection:

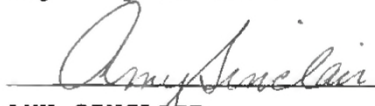
NEW SUBSECTION. 4. To authorize on appeal, in specific cases, such variance from the terms of the ordinance with respect to the area, dimensional, or other numerical limitations as will not be contrary to the public interest, where owing to special conditions a literal enforcement of the provisions of the ordinance will result in practical difficulties to the property owner in making a beneficial use of the property allowed by the zoning ordinance, and so that the spirit of the ordinance shall be observed and substantial justice done. Area, dimensional, or other numerical limitations subject to variances include but are not limited to requirements for minimum lot size, setbacks, yard widths, height, bulk, sidewalks, fencing, signage, and off-street parking. To receive the requested area, dimensional, or other numerical variance, the property owner must prove that the practical difficulties faced are unique to the property at issue and not self-created and must also demonstrate that granting the variance will not significantly alter the essential character of the surrounding neighborhood.

House File 652, p. 2

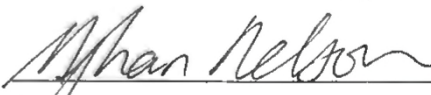
Sec. 2. Section 414.12, Code 2025, is amended by adding the following new subsection:

NEW SUBSECTION. 4. To authorize on appeal, in specific cases, such variance from the terms of the ordinance with respect to the area, dimensional, or other numerical limitations as will not be contrary to the public interest, where owing to special conditions a literal enforcement of the provisions of the ordinance will result in practical difficulties to the property owner in making a beneficial use of the property allowed by the zoning ordinance, and so that the spirit of the ordinance shall be observed and substantial justice done. Area, dimensional, or other numerical limitations subject to variances include but are not limited to requirements for minimum lot size, setbacks, yard widths, height, bulk, sidewalks, fencing, signage, and off-street parking. To receive the requested area, dimensional, or other numerical variance, the property owner must prove that the practical difficulties faced are unique to the property at issue and not self-created and must also demonstrate that granting the variance will not significantly alter the essential character of the surrounding neighborhood.

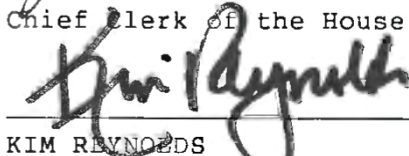

PAT GRASSLEY
Speaker of the House


AMY SINCLAIR
President of the Senate

I hereby certify that this bill originated in the House and is known as House File 652, Ninety-first General Assembly.


MEGHAN NELSON
Chief Clerk of the House

Approved April 25th, 2025


KIM REYNOLDS
Governor

PUBLIC NOTICES DESIGNATION

ACTION ITEM: OFFICIAL POSTING OF BOARD OF ADJUSTMENT AGENDAS

LOCATION(S): 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.

Suggested Motion:

Motion to approve the designation of 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.



STATE OF IOWA
KIM REYNOLDS
GOVERNOR

May 15, 2026

The Honorable Paul Pate
Secretary of State of Iowa
State Capitol
Des Moines, Iowa 50319

Dear Mr. Secretary,

I hereby transmit:

House File 2490, an Act relating to public meetings and records, including public notice requirements for meetings of a governmental body, supervision and fees associated with examining and copying public records, employment separation information for certain government employees, contractors, or appointees, and injunctions to restrain vexatious requesters.

The above House File is hereby approved on this date.

Sincerely,

A handwritten signature in black ink, appearing to read "Kim Reynolds", written over a horizontal line.

Kim Reynolds
Governor of Iowa

cc: Secretary of the Senate
Clerk of the House



House File 2490

AN ACT

RELATING TO PUBLIC MEETINGS AND RECORDS, INCLUDING PUBLIC NOTICE REQUIREMENTS FOR MEETINGS OF A GOVERNMENTAL BODY, SUPERVISION AND FEES ASSOCIATED WITH EXAMINING AND COPYING PUBLIC RECORDS, EMPLOYMENT SEPARATION INFORMATION FOR CERTAIN GOVERNMENT EMPLOYEES, CONTRACTORS, OR APPOINTEES, AND INJUNCTIONS TO RESTRAIN VEXATIOUS REQUESTERS.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF IOWA:

Section 1. Section 21.4, subsection 1, paragraph a, Code 2026, is amended to read as follows:

a. Except as provided in subsection 3, a governmental body shall give notice of the time, date, and place of each meeting, including a reconvened meeting of the governmental body, and the tentative agenda of the meeting, in a manner reasonably calculated to apprise the public of that information.

Reasonable

(1) Giving notice under this paragraph shall include advising all of the following:

(a) Advising the news media who have filed a request for notice with the governmental body and posting.

(b) Posting the notice on a bulletin board or other in a prominent and conspicuous place which is easily accessible to the public and clearly designated for that purpose at the principal office of the body holding the meeting, or if no such office exists, at the building in which the meeting is to be held annually designated for such purposes by the governmental body, in a manner such that the notice is visible at all times.

(c) Posting the notice on the primary internet site owned or maintained and regularly updated by the governmental body or other primary internet presence moderated by the governmental body, if applicable.

(2) If a tentative agenda has been posted and is amended within the time frame established in subsection 2, paragraph "a", the governmental body shall mark the agenda "AMENDED" and identify the amended provisions. Upon amendment, the governmental body shall give notice in accordance with subparagraph (1).

Sec. 2. Section 22.3, Code 2026, is amended to read as follows:

22.3 Supervision — fees.

1. a. The examination and copying of public records shall be done under the supervision of the lawful custodian of the records or the lawful custodian's authorized designee.

b. The lawful custodian shall not require the physical presence of a person requesting or receiving a copy of a public record and shall fulfill requests for a copy of a public record received in writing, by telephone, or by electronic means.
~~Although fulfillment~~

2. a. Fulfillment of a request for a copy of a public record may be contingent upon receipt of payment of reasonable expenses, ~~the~~. The lawful custodian shall make every reasonable effort to provide the public record requested at no cost other than copying costs for a record which takes less than thirty minutes to produce.

b. In the event expenses are necessary, such expenses ~~shall~~ must be reasonable and shall be communicated to the requester upon receipt of the request.

c. A person may contest the reasonableness of the lawful custodian's expenses as provided for in this chapter.

3. The lawful custodian may adopt and enforce reasonable rules regarding the examination and copying of the public records and the protection of the records against damage or disorganization.

4. The lawful custodian shall provide a suitable ~~place~~ location for the examination and copying of the public records, but if it is impracticable to do the examination and copying of the records in the office of the lawful custodian, the person desiring to examine or copy shall pay any necessary expenses of providing a place for the examination and copying.

~~2. All reasonable expenses of the examination and copying shall be paid by the person desiring to examine or copy.~~

5. a. The lawful custodian may charge a reasonable fee for the services of the lawful custodian or the custodian's authorized designee in supervising the examination and copying of the public records. All reasonable expenses of the examination and copying shall be paid by the person desiring to examine or copy the public record.

b. If copy equipment is available at the office of the lawful custodian of any public records, the lawful custodian shall provide any person a reasonable number of copies of any public record in the custody of the office upon the payment of a fee. The fee for the copying service as determined by the lawful custodian shall not exceed the actual cost of providing the service. Actual costs shall include only those reasonable expenses directly attributable to supervising the examination of and making and providing copies of public records. Actual costs shall not include charges for ordinary expenses or costs such as employment benefits, depreciation, maintenance, electricity, or insurance associated with the administration of the office of the lawful custodian.

c. Costs for legal services should only be utilized for the redaction or review of legally protected confidential information. ~~However, a~~

d. A county recorder shall not charge a fee for the examination and copying of public records necessary to complete and file claims for benefits with the Iowa department of veterans affairs or the United States department of veterans affairs.

Sec. 3. Section 22.7, subsection 11, paragraph a, Code 2026, is amended by adding the following new subparagraphs:

NEW SUBPARAGRAPH. (6) The last date the individual, who resigned from or was discharged by the government body, performed work or actively carried out essential functions of the position, regardless of whether the information is contained in a written document, contract, agreement, or arrangement.

NEW SUBPARAGRAPH. (7) The amount of moneys and public benefits provided to the individual for any continuation of pay, severance, or other compensation or benefits in excess of the amounts owed for work performed by the individual prior to the individual's last day as an employee, contractor, or appointee for the government body, regardless of whether the information is contained in a written document, contract, agreement, or arrangement.

Sec. 4. NEW SECTION. 22.8A Injunction to restrain vexatious requester.

1. The district court may grant an injunction restraining the right of a person found to be a vexatious requester to examine public records under section 22.2 from a specific government body, or may impose reasonable limitations on the manner, frequency, or scope of such requests. A hearing shall be held on a request for injunction after reasonable notice, as determined by the court, is given to the person alleged to be a vexatious requester. The government body seeking an injunction shall ensure compliance with the notice requirement. Such an injunction may be issued only if the petition supported by affidavit shows, and if the court finds, all of the following:

- a. The requests, considered in totality, would clearly not be in the public interest.
- b. The requests, considered in totality, constitute a pattern of vexatious conduct.
- c. The continuation of such requests would substantially and irreparably injure the government body's ability to perform the government body's duties or functions.
- d. Less restrictive measures under this chapter are inadequate to provide sufficient relief.

2. In an action brought under this section, the court shall

take into account the policy of this chapter that free and open examination of public records is generally in the public interest even though such requests may cause inconvenience or embarrassment to public officials or others. A court may issue an injunction under this section only if the government body seeking the injunction demonstrates by clear and convincing evidence that this section authorizes the issuance of the injunction.

3. In determining whether conduct constitutes vexatious conduct under this section, the court may consider any of the following:

- a. The number, frequency, timing, scope, and content of public requests.
- b. The nature of oral and written communications related to the public requests.
- c. Any prior administrative or judicial findings regarding the conduct of the requester.
- d. All other relevant circumstances.

4. For purposes of this section:

a. "News media" includes any person who regularly gathers, prepares, photographs, records, writes, edits, reports, or publishes news for monetary consideration.

b. (1) "Vexatious conduct" means a pattern of public records requests that satisfies one or more of the following:

(a) The requests are designed primarily to harass the government body, its officers, or its employees.

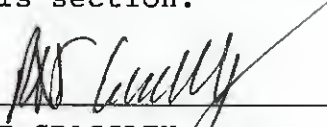
(b) The government body shows by clear and convincing evidence that the requests impose an unreasonable burden on the government body and compliance would substantially interfere with essential governmental operations.

(c) The requests are submitted in a manner or accompanied by communication that constitute harassment of public officers or employees as provided in section 718.4.

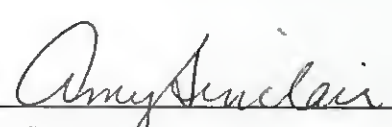
(2) "Vexatious conduct" does not include solely a large volume of requests made by a person or a representative of the news media.

5. Upon finding by a preponderance of the evidence that the requester has not engaged in a pattern of vexatious conduct, a court shall order the payment of all costs and reasonable

attorney fees, including appellate attorney fees, to the requester by the government body in the action brought under this section.

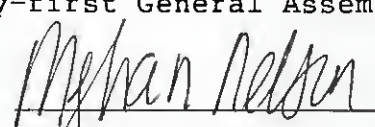


PAT GRASSLEY
Speaker of the House



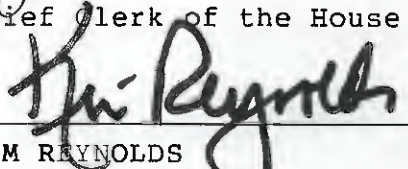
AMY SINCLAIR
President of the Senate

I hereby certify that this bill originated in the House and is known as House File 2490, Ninety-first General Assembly.



MEGHAN NELSON
Chief Clerk of the House

Approved May 15th, 2026



KIM REYNOLDS
Governor

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

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

PLANNING FOR DATA CENTER PUBLIC INPUT SESSIONS

The Board of Supervisors have directed the Zoning Commission and staff to develop a recommendation regarding data centers for the unincorporated areas of Woodbury County for the county's own Zoning Ordinance.

At the July 27, 2026, meeting, the Commission set the following tentative schedule. This schedule was prepared in being mindful of harvest and is tentative and subject to changes with meetings to be added into the new year.

Tentative Zoning Commission Townhall Schedule

Date	Meeting Type	Location	Purpose
Monday, August 31, 2026, 7:00 PM	Townhall Listening Session	Sloan TBD	Collect direct input from the public in a townhall format.
Monday, September 21, 2026, 7:00 PM	Townhall Listening Session	Moville TBD	Collect direct input from the public in a townhall format.
Monday, November 9, 2026, 7:00 PM	Townhall Listening Session	Salix TBD	Collect direct input from the public in a townhall format.

The following list of sources includes a compilation of recent and relevant resources addressing the multifaceted challenges and considerations in data center development, with a primary focus on zoning, land-use entitlements, permitting processes, regulatory compliance, environmental impacts, and community engagement.

The sources include legal alerts and client advisories, practical engineering and planning guides, policy primers and toolkits from academic, governmental, and nonprofit organizations, and industry perspectives on design, efficiency, and local governance. Together, they highlight common themes such as the limitations of outdated zoning codes, the importance of early due diligence, strategies for navigating public opposition and appeals, infrastructure demands (power, water, traffic), and best practices for balancing economic benefits with environmental and community protections.

This is not an comprehensive list. It serves as an informational starting point to build foundational knowledge.

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