

NOTICE OF MEETING OF THE WOODBURY COUNTY ZONING COMMISSION



WOODBURY COUNTY ZONING COMMISSION

Monday, September 28, 2026 at 5:00 PM

You are hereby notified that a meeting of the Woodbury County Zoning Commission will be held on **Monday, September 28, 2026 at 5:00 PM** in the Board of Supervisors' meeting room in the Basement of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa, for the purpose of taking official action on the agenda items shown hereinafter and for such other business that may properly come before the Commission. Please use the 7th St. entrance. Public access to the conversation of the meeting will also be made available during the meeting by telephone. Persons wanting to participate in the public meeting and public hearings on the agenda may attend in person or call: **(712) 454-1133** and enter the **Conference ID: 638 086 537#** during the meeting to listen or comment. It is recommended to attend in person as there is the possibility for technical difficulties with phone and computer systems.

AGENDA

1	CALL TO ORDER
2	ROLL CALL
3	PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA (INFORMATION ITEM)
4	APPROVAL OF MINUTES FROM PREVIOUS MEETING(S) (ACTION ITEM)
5	ITEM(S) OF BUSINESS (ACTION ITEMS)
A	PUBLIC HEARING: CONSIDERATION OF PROPOSED BOLLMEYER SECOND ADDITION MINOR SUBDIVISION (SEVEN LOTS PLUS TWO OUTLOTS) APPLICATION ON PORTIONS OF PARCELS #894607100002 AND #894607100014 FROM JD LEGACY FARMS, LLC (DENNIS BOLLMEYER) (ACTION ITEM). SUMMARY: The Woodbury County Zoning Commission will hold this public hearing to consider a recommendation to the Board of Supervisors for a proposed minor subdivision application: to be known as Bollmeyer Second Addition. JD Legacy Farms, LLC has submitted an application for a seven-lot (plus two outlots) minor subdivision. The applicants seek to divide approximately 17.255 acres (approximately 14.407 acres net) from portions of Parcel #894607100002 and Parcel #894607100014 located in the North half of the Northwest Quarter (N½-NW¼) of Section 7, Township 89 North, Range 46 West of the 5th Principal Meridian (Concord Township). The property is located within the Agricultural Preservation (AP) Zoning District. A portion of the property is within or near a Special Flood Hazard Area associated with an unnamed stream. The property is located along 110th Street (County Road D12) in Concord Township, Woodbury County, Iowa, near the Sioux City area, in the vicinity of 1418 110th Street (Sioux City, Iowa 51108). Additionally, the applicant has applied for a Zoning Ordinance Map Amendment to rezone the aforementioned property from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District (see next agenda item). This rezoning is proposed concurrently with the subdivision to accommodate residential lots consistent with Section 3.01.1 B of the Woodbury County Zoning Ordinance. Applicant(s)/Owner(s): JD Legacy Farms, LLC (Dennis Bollmeyer), Mailing Address: 30585 300th St, Hinton, IA 51024-8509.
B	PUBLIC HEARING: CONSIDERATION OF PROPOSED ZONING ORDINANCE MAP AMENDMENT (REZONE) APPLICATION FROM THE AGRICULTURAL PRESERVATION (AP) ZONING DISTRICT TO THE AGRICULTURAL ESTATES (AE) ZONING DISTRICT ON PORTIONS OF PARCELS #894607100002 AND #894607100014 FROM JD LEGACY FARMS, LLC (DENNIS BOLLMEYER) (ACTION ITEM). SUMMARY: Pursuant to Section 335 of the Code of Iowa, the Woodbury County Zoning Commission will hold this public hearing to consider the application for a recommendation to the Board of Supervisors for a Zoning Ordinance Map Amendment (Rezone) to the Woodbury County Zoning Ordinance and/or Map for the unincorporated area of Woodbury County, Iowa. The application, submitted by JD Legacy Farms, LLC (Dennis Bollmeyer), requests rezoning of approximately 17.255 gross acres (approximately 14.407 net acres) identified as portions of Parcel #894607100002 and Parcel #894607100014, located in the North half of the Northwest Quarter (N½-NW¼) of

	Section 7, Township 89 North, Range 46 West (Concord Township), from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. The property is located along 110th Street (County Road D12) in Concord Township, in the vicinity of 1418 110th Street, Concord Township, Woodbury County, Iowa (Sioux City, Iowa 51108). This rezoning is proposed concurrently with the proposed Bollmeyer Second Addition minor subdivision (see previous agenda item) to accommodate residential lots consistent with Section 3.01.1 B of the Woodbury County Zoning Ordinance. Applicant(s)/Owner(s): JD Legacy Farms, LLC (Dennis Bollmeyer), Mailing Address: 30585 300th St, Hinton, IA 51024-8509. This rezone is associated with the previous agenda item.
C	PUBLIC HEARING: CONSIDERATION OF PROPOSED ZONING ORDINANCE MAP AMENDMENT (REZONE) APPLICATION FROM THE AGRICULTURAL PRESERVATION (AP) ZONING DISTRICT TO THE AGRICULTURAL ESTATES (AE) ZONING DISTRICT ON PARCEL #884703400012 FROM SAM M. PETERSON (ACTION ITEM). SUMMARY: Pursuant to Section 335 of the Code of Iowa, the Woodbury County Zoning Commission will hold this public hearing to consider the application for a recommendation to the Board of Supervisors for a Zoning Ordinance Map Amendment (Rezone) to the Woodbury County Zoning Ordinance and/or Map for the unincorporated area of Woodbury County, Iowa. The application, submitted by Sam M. Peterson, requests rezoning of the property identified as Parcel #884703400012, located in the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section 3, Township 88 North, Range 47 West of the 5th P.M., Woodbury Township, Woodbury County, Iowa, containing an area of 8.06 acres, more or less, which includes 0.60 acres, more or less, of road right-of-way easement (approximately 7.46 net acres), from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. The property is located at 1555 170th Lane, Sioux City, Iowa 51106. Property Owner(s)/Petitioner Applicant(s): Sam M. Peterson, Mailing Address: 1592 170th Street, Sioux City, Iowa 51106. Property Address: 1555 170th Lane, Sioux City, Iowa 51106.
D	REVIEW OF A CONDITIONAL USE PERMIT APPLICATION (ACTION ITEM): NORTHERN NATURAL GAS COMPANY – REPLACEMENT OF AN EXISTING NATURAL GAS PIPELINE ON FOUR DISTINCT PARCELS (#884729400003, #884732400002, #874705300001, #874705300005) IN THE SERGEANT BLUFF AREA ON UNINCORPORATED LAND. SUMMARY: The Woodbury County Zoning Commission will review this conditional use permit application for a recommendation to the Woodbury County Board of Adjustment submitted by Northern Natural Gas Company (Applicant), through its authorized representative Andrew Hardenburger, Senior Right of Way Agent. The application requests approval to replace an existing 12-inch natural gas pipeline with a new 12-inch natural gas pipeline (including associated temporary construction activities and subsequent removal of the existing pipeline) on four parcels in the Sergeant Bluff area. The new pipeline will be installed approximately 3 to 4 feet below the surface so that normal agricultural activities may continue; on three parcels the new alignment is offset approximately 25 feet east of the existing line, and on one parcel the alignment is relocated several hundred feet east and/or south at the landowner's request. All disturbed areas are to be restored upon completion of construction. The final duration, operational details, and conditions remain subject to modification, conditions, or adjustments as determined through the review process and any approval granted by the Board of Adjustment. The affected properties consist of the following parcels: Parcel 884729400003 (approximately 33.26 acres), located at/near 7284 Lakeport Rd., Sergeant Bluff, IA 51054 and also referred to as 7284 Old Lakeport Rd., Sergeant Bluff, IA 51054, in the Agricultural Estates (AE) Zoning District, within Section 29, Township 88 North, Range 47 West (SW¼ of the SE¼). Some portions of the property are located in the Special Flood Hazard Area (Zone A). Owner: Gladys M. Rogers, et al. / Rogers Merrill Revocable Trust & Rogers Glennis J. Revocable Trust; Parcel 884732400002 (approximately 35.20 acres), located at or near or just north of 7374 Old Lakeport Rd., Sergeant Bluff, IA 51054, in the Agricultural Preservation (AP) Zoning District, within Section 32, Township 88 North, Range 47 West (NW¼ of the SE¼). Owner: Jack Cook Farms Inc; Parcel 874705300001 (approximately 38.75 acres), located at 2230 Banner Ave., Sergeant Bluff, IA 51054, in the Agricultural Preservation (AP) Zoning District, within Section 5, Township 87 North, Range 47 West (NW¼ of the SW¼). Owner: Sharon M. Krogh Life Estate; Brenda M. Godfredson; Amiee M. Krogh; Parcel 874705300005 (approximately 37.50 acres), agricultural tract adjacent to the above, in the Agricultural Preservation (AP) Zoning District, within Section 5, Township 87 North, Range 47 West (N 15/16 of the NE¼ of the SW¼). Owner: Sharon M. Krogh Life Estate; Brenda M. Godfredson; Amiee M. Krogh. The properties are currently used for agricultural purposes (with single-family residences on select parcels). The project is classified as a conditional use for a pipeline under the Woodbury County Zoning Ordinance Land Use Summary Table of Allowed uses in each Zoning District (Section 3.03.4). The applicant is Northern Natural Gas Company, P.O. Box 3330, Omaha, NE 68103. The authorized representative is Andrew Hardenburger, Senior Right of Way Agent, Liberty Core Contractor doing business for Northern Natural Gas Company.

E	REVIEW OF A CONDITIONAL USE PERMIT RENEWAL APPLICATION (ACTION ITEM): BORROW PIT FOR EARTH MATERIALS FROM STEVEN SITZMANN (OWNER/APPLICANT) ON PARCEL #894608100010. SUMMARY: The Woodbury County Zoning Commission will review this conditional use permit application for a recommendation to the Woodbury County Board of Adjustment submitted by Steven Sitzmann (Applicant/Owner). The application requests renewal of the previously approved conditional use permit (Resolution No. BA 452, adopted September 3, 2025) for a borrow pit for the extraction and removal of earth materials to level a sloped hill on the approximately 3.99-acre property, facilitating future development of a single-family dwelling (including associated site preparation, grading, and restoration activities). The project is classified as a borrow pit for earth materials under Section 3.03.4 of the Woodbury County Zoning Ordinance. The final duration, operational details, and conditions remain subject to modification, conditions, or adjustments as determined through the review process and any approval granted by the Board of Adjustment. The affected property consists of the following parcel: Parcel 894608100010 (approximately 3.99 acres), located at 1546 110th Street, Sioux City, IA 51108, in the Agricultural Estates (AE) Zoning District, within T89N R46W (Concord Township), Section 8, R. Jacks Subdivision Lot 2 and part of Lot 1 of the McBalt Subdivision. Owner: Steven L. Sitzmann & Deon A. Sitzmann. The property is currently used for residential purposes. The applicant is Steven Sitzmann, 1546 110th Street, Sioux City, IA 51108.
F	ACTION ITEM: SELECTION OF ONE (1) ZONING COMMISSION REPRESENTATIVE TO BE A LIAISON TO THE SIOUXLAND INTERSTATE METROPOLITAN PLANNING COUNCIL (SIMPCO). SUMMARY: The Zoning Commission will determine which Commissioner from its five (5) member panel will serve as liaison to the Siouxland Interstate Metropolitan Planning Council (SIMPCO)
G	ACTION ITEM: SCHEDULING DETERMINATION FOR FUTURE DATA CENTER TOWN HALL EVENTS FOR THE UNINCORPORATED AREAS OF WOODBURY COUNTY. SUMMARY: The Zoning Commission will consider subsequent dates and times for any additional town hall sessions to be added to the upcoming schedule.
6	PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA (INFORMATION ITEM)
7	STAFF UPDATE (INFORMATION ITEM)
8	COMMISSIONER COMMENT OR INQUIRY (INFORMATION ITEM)
9	ADJOURN