Woodbury County Zoning Commission Meeting Minutes

Date: September 28, 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:

https://www.woodburycountyiowa.gov/committees/zoning_commission/

YouTube Direct Link:

https://www.youtube.com/watch?v=rwPBNNkYKXs

Attendees

Commissioners Present: Christine Zellmer Zant – Chair, Tom Bride – Vice Chair, Jeff Hanson, Corey Meister, Steve Corey

Staff Present: Dan Priestley – Zoning Coordinator, Dawn Norton – Senior Clerk

Supervisor(s) Present: Kent Carper (via telephone)

Public Attendees: Dennis Bollmeyer, Dan Kriener, Sam M. Peterson, Jerry Peterson, Steven Sitzmann, Sam McGill, Andrew Hardenbarger, Jeff Larson, Carla Swingen, Keith Monckton, Tom Farrell, Kevin Small, Jenny Small

Call to Order

The Woodbury County Zoning Commission meeting was called to order at approximately 5:00 PM on September 28, 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, a three-minute limit, 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

Roll call was conducted. All five Commissioners were present: Christine Zellmer Zant (Chair), Tom Bride (Vice Chair), Jeff Hanson, Corey Meister, and Steve Corey.

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.

A motion was made to approve the minutes by Steve Corey. The motion was seconded by Jeff Hanson. The vote was taken, with all in favor saying "aye." No one opposed. The motion carried unanimously (5-0).

PUBLIC HEARING (ACTION ITEM): PROPOSED BOLLMEYER SECOND ADDITION MINOR SUBDIVISION (SEVEN LOTS PLUS TWO OUTLOTS) – PARCELS #894607100002 AND #894607100014

Zoning Coordinator Daniel Priestley presented the staff report. JD Legacy Farms, LLC (Dennis Bollmeyer) submitted an application for a seven-lot minor subdivision plus two outlots to be known as the Bollmeyer Second Addition. The applicants seek to divide approximately 17.255 gross acres (approximately 14.407 net acres) from portions of Parcel #894607100002 and Parcel #894607100014, located in the North Half of the Northwest Quarter of Section 7, Township 89 North, Range 46 West of the 5th Principal Meridian (Concord Township). The property is currently in the Agricultural Preservation (AP) Zoning District. A concurrent Zoning Ordinance Map Amendment (rezone) application has been filed to rezone the property from AP to Agricultural Estates (AE) to accommodate residential density consistent with Section 3.01.1 B of the ordinance. A portion of the property lies within or near a Special Flood Hazard Area associated with an unnamed stream. Iowa DNR has issued base flood elevation determinations; local floodplain development permits would be required prior to construction of any structures. Restrictive covenants have been prepared limiting use to single-family residential purposes, establishing dwelling-size requirements, prohibiting livestock and mobile homes, and addressing other development standards. The property is located along 110th Street (County Road D12) in Concord Township. The proposal successfully completed the Sioux City extraterritorial review process. The County Engineer reviewed the plat and found no irregularities. Staff recommended approval contingent on the public hearings and related requirements.

Dan Kriener of Kriener Farm Management appeared representing the applicant. Priestley noted for the record a telephone inquiry from Ivan Areson who asked general questions about wells, septics, and project specifics but expressed no opposition.

Commissioners inquired about floodplain implications. Priestley explained that base flood elevation data is obtained during the platting process for awareness and title purposes; individual lot owners will still be required to obtain updated BFEs and floodplain development permits prior to building, administered under the existing zoning ordinance floodplain regulations. Not all of the property is affected.

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

Motion to close the public hearing: Made by Jeff Hanson and seconded by Corey Meister. All in favor said "aye." Motion carried (5-0).

Motion: A motion was made by Jeff Hanson to recommend to the Board of Supervisors approval of the proposed Bollmeyer Second Addition minor subdivision as presented.

Second: The motion was seconded by Tom Bride.

Vote: All those in favor said "aye." No one opposed. The motion carried unanimously (5-0).

PUBLIC HEARING (ACTION ITEM): PROPOSED ZONING ORDINANCE MAP AMENDMENT (REZONE) FROM AGRICULTURAL PRESERVATION (AP) TO AGRICULTURAL ESTATES (AE) – PORTIONS OF PARCELS #894607100002 AND #894607100014 FROM JD LEGACY FARMS, LLC (DENNIS BOLLMEYER)

Zoning Coordinator Daniel Priestley presented the staff report. This public hearing concerns the same land area and footprint as the preceding Bollmeyer Second Addition subdivision item (portions of Parcel #894607100002 and Parcel #894607100014). The rezone from Agricultural Preservation (AP) to Agricultural Estates (AE) is required to meet the housing-density threshold under the zoning ordinance so that the additional residences contemplated by the subdivision can be authorized within the 40-acre area.

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

Motion to close the public hearing: Made by Jeff Hanson and seconded by Steve Corey. All in favor said "aye." Motion carried (5-0).

Motion: A motion was made by Tom Bride to recommend to the Board of Supervisors approval of the rezone from AP to AE as presented.

Second: The motion was seconded by Steve Corey.

Vote: All those in favor said "aye." No one opposed. The motion carried unanimously (5-0).

PUBLIC HEARING (ACTION ITEM): PROPOSED ZONING ORDINANCE MAP AMENDMENT (REZONE) FROM AGRICULTURAL PRESERVATION (AP) TO AGRICULTURAL ESTATES (AE) – PARCEL #884703400012 FROM SAM M. PETERSON

Zoning Coordinator Daniel Priestley presented the staff report. Sam M. Peterson requested approval of a zoning district map amendment (rezone) on Parcel #884703400012 from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. The applicant acquired the property from Uhl Turkey Farms Incorporated by warranty deed on November 13, 2025. The parcel is an irregular tract containing approximately 8.06 gross acres (approximately 7.46 net acres after road right-of-way), located in the Southwest Quarter of the Southeast Quarter of Section 3, Township 88 North, Range 47 West, with frontage and access via an existing access road connecting to 170th Street. The property address is 1555 170th Lane, Sioux City, Iowa 51106.

The AP district is intended to preserve productive agricultural land and limit non-farm residential density; the AE district accommodates low-density residential development on larger lots compatible with surrounding agricultural and rural-estate uses. The subject property is bordered by existing AE-zoned residential properties to the south and incorporated city development to the

west, with AP land remaining to the north and east. The request represents a logical extension of the established AE residential-estates pattern rather than spot zoning. The property is not in the floodplain.

Staff noted that in late July county staff discovered grading activities had commenced without permits. The owner subsequently contacted the county through a contractor to obtain a building permit, which could not proceed because the property remained in the AP district. Construction of the residence had also commenced without an authorized building permit; staff verbally instructed the owner and contractor to cease construction pending resolution of zoning and permitting. A letter dated September 23 addressed the matter. The rezone is required to address density: with existing houses to the south and at the Frank Asphalt location, the third house within the quarter-quarter section triggers the density limit under the ordinance. An earlier house associated with the Uhl Turkey Farm had been removed and was no longer reflected on assessment records, eliminating any legal nonconforming or grandfathering rights after the statutory period elapsed. A prior boundary adjustment by the Uhl's had expanded the parcel under the same-parcel-count parameters.

The applicant, Sam M. Peterson, was present and confirmed that a house and associated structures (including barns) previously existed on the site and have been demolished; the proposal essentially replaces a former house. In response to Commission inquiry, the applicant stated there are no plans for a home occupation that would change the character of the neighborhood; any outbuilding would be primarily personal, though the applicant owns a landscaping company and may occasionally store a trailer or two.

Priestley reported that several members of the public (including city residents near the unincorporated line) had contacted staff with questions about accessory structures, sheds, home-occupation standards, and observed grading for an outbuilding. A late comment from Deborah Pfeiffer asked whether AE requires permits for additional buildings/businesses and whether a permit had been applied for the graded outbuilding site. Staff noted that permits are required for such structures, that unincorporated landowners retain rights to principal and accessory structures under applicable standards, and that limited home occupations are permitted subject to the ordinance "drive-by test" and related criteria. Additional splits would require a subdivision plat. Concerns from nearby city residents about expansion are valid, as are the property rights of the unincorporated landowner.

No members of the public spoke at the hearing. Commission discussion noted the Future Land Use Map context, that AE retains substantial agricultural rights similar to AP, and that the request places housing near existing housing.

Motion to close the public hearing: Steve Corey made a motion and Jeff Hanson seconded. All in favor said "aye." Motion carried (5-0).

Motion: A motion was made by Jeff Hanson to recommend to the Board of Supervisors approval of the rezoning from AP to AE as presented on the property at 1555 170th Lane.

Second: The motion was seconded by Steve Corey.

Vote: All those in favor said "aye." No one opposed. The motion carried unanimously (5-0).

REVIEW OF CONDITIONAL USE PERMIT APPLICATION (ACTION ITEM): NORTHERN NATURAL GAS COMPANY – REPLACEMENT OF

AN EXISTING NATURAL GAS PIPELINE ON FOUR DISTINCT PARCELS IN THE SERGEANT BLUFF AREA

Zoning Coordinator Daniel Priestley presented the staff report. This item is a review session (not a public hearing); the official public hearing will be held by the Board of Adjustment on October 5, 2026. Northern Natural Gas Company, through authorized representative Andrew Hardenburger (Senior Right of Way Agent), 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 unincorporated 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; 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 affected parcels are: Parcel #884729400003 (approx. 33.26 acres, near 7284 Lakeport Rd. / Old Lakeport Rd., Sergeant Bluff, AE Zoning District, Section 29, T88N R47W; some portions in Special Flood Hazard Area, Zone A); Parcel #884732400002 (approx. 35.20 acres, near 7374 Old Lakeport Rd., AP Zoning District, Section 32, T88N R47W); Parcel #874705300001 (approx. 38.75 acres, 2230 Banner Ave., Sergeant Bluff, AP Zoning District, Section 5, T87N R47W); and Parcel #874705300005 (approx. 37.50 acres, adjacent agricultural tract, AP Zoning District, Section 5, T87N R47W). Owners include Gladys M. Rogers et al. / Rogers trusts, Jack Cook Farms Inc., and Sharon M. Krogh Life Estate / Brenda M. Godfredson / Amiee M. Krogh.

Priestley noted the project is heavily regulated by federal and state agencies (including PHMSA) and that the conditional-use review should expect compliance with all applicable federal and state requirements. The company has worked thoroughly with staff. The project is triggered in part by the need to upgrade wall thickness and conduct pressure tests as occupancy class changes from Class 2 to Class 3 due to increased occupancy in the area.

Sam McGill (Omaha, Nebraska), representing Northern Natural Gas, explained that the replacement is driven by the class-location change requiring greater wall thickness and subsequent pressure testing; the pipeline remains 12-inch diameter. In response to Commission questions, he confirmed the thicker wall supports higher pressure/product volume and public safety. Regarding coating on the existing line, based on age it is believed to include asbestos wrap; when the coating is cut, a third-party specialist in protective suits will strip and dispose of material as hazardous waste and test it. If positive, the pipe will be stripped and taken to an authorized disposal location. All such work is regulated.

No members of the public spoke regarding the application.

Motion: A motion was made by Steve Corey to recommend approval of the conditional use permit for the Northern Natural Gas Company pipeline replacement on the identified parcels and to forward the matter to the Board of Adjustment.

Second: The motion was seconded by Corey Meister.

Vote: All those in favor said "aye." Jeff Hanson abstained due to a conflict of interest (working with a property owner that requires relocation of the pipeline). The motion carried (4-0) with one abstention.

Priestley noted that the Board of Adjustment will hold the official public hearing on October 5, 2026.

REVIEW OF CONDITIONAL USE PERMIT RENEWAL APPLICATION (ACTION ITEM): BORROW PIT FOR EARTH MATERIALS FROM STEVEN SITZMANN – PARCEL #894608100010

Zoning Coordinator Daniel Priestley presented the staff report. This is essentially the same request reviewed approximately one year earlier. Steven Sitzmann previously received Board of Adjustment approval (Resolution No. BA 452, adopted September 3, 2025) for a temporary borrow pit to extract and remove earth materials to level a sloped hill on the approximately 3.99-acre property at 1546 110th Street, Sioux City, IA 51108 (Agricultural Estates Zoning District, Concord Township, Section 8, R Jacks Subdivision Lot 2 and part of Lot 1 of the McBalt Subdivision), facilitating future development of a single-family dwelling. The one-year authorization expired in September. The applicant found timing with the contractor difficult and needs additional time to complete the work. The long-range goal remains responsible site preparation for a house and possible future split. Staff evaluated the situation and advised that the matter must again proceed through the Commission for recommendation and the Board of Adjustment for public hearing (October 5, 2026).

Mr. Sitzmann was present and had nothing further to add. In response to a staff question, Priestley reported no concrete complaints of nuisance during the prior year of operation; the only reference had been another party citing the project as an example when inquiring about a different borrow pit.

A member of the public briefly inquired about a liquor license; it was clarified that the item concerns a borrow pit and has no relation to liquor licensing.

No other public comments were received.

Motion: A motion was made by Corey Meister to recommend to the Board of Adjustment renewal of the borrow-pit conditional use permit.

Second: The motion was seconded by Steve Corey.

Vote: All those in favor said "aye." No one opposed. The motion carried 5-0 (unanimous). The matter proceeds to the Board of Adjustment.

ACTION ITEM: SELECTION OF ONE ZONING COMMISSION REPRESENTATIVE TO BE LIAISON TO THE SIOUXLAND INTERSTATE METROPOLITAN PLANNING COUNCIL (SIMPCO)

Commissioner Christine Zellmer Zant, who has served as the Commission's liaison to SIMPCO for many years, indicated it was time for another member to take the role if interested. Discussion covered SIMPCO's role as a nonprofit regional planning organization serving Woodbury County and surrounding communities (including portions of Nebraska and South Dakota), focusing on economic development, funding for codes, infrastructure, housing, and related projects. Meetings are typically monthly (sometimes more for special committees) during the lunch hour at the SIMPCO office on Highway 20 / South Lewis Boulevard. Attendance provides two-way information exchange useful to county planning.

Commissioner Steve Corey volunteered to serve as liaison for the next year, noting it would be a good learning opportunity.

Motion: A motion was made by Tom Bride to select Steve Corey to serve as the Zoning Commission liaison to SIMPCO for the next year.

Second: The motion was seconded by Jeff Hanson.

Vote: All those in favor said "aye." No one opposed. The motion carried unanimously (5-0).

ACTION ITEM: SCHEDULING DETERMINATION FOR FUTURE DATA CENTER TOWN HALL EVENTS FOR THE UNINCORPORATED AREAS OF WOODBURY COUNTY

Zoning Coordinator Daniel Priestley reviewed progress on the Board of Supervisors' directive to develop a clearer permitting framework for industrial data centers in the unincorporated areas (similar to the prior solar-energy process). A moratorium remains in place. The Commission has conducted town-hall sessions in Sloan (August 31, 2026) and Moville (September 21, 2026); the third of the initial set is scheduled for November 9, 2026, in Salix, all at 7:00 PM. The Supervisors expect engagement across different communities. Priestley recommended considering additional sessions, mindful of the holiday season, and suggested a January date (for example, the week before a regular Commission meeting) to maintain momentum. He also noted the eventual need for a work session (open to the public) to hash out ordinance elements and formal public hearings when specific language is under consideration. Emphasis was placed on careful definitions (hyperscale vs. smaller or accessory data facilities, crypto-mining, energy thresholds, etc.) to avoid unintended consequences for legitimate existing or accessory uses, and on obtaining public input on studies (water, sound, etc.) that may be required of applicants.

Commission discussion favored an eastern-county location such as Correctionville for the next town hall and agreed that scheduling too far beyond January risks losing public tracking of dates. Consensus formed around January 18, 2027 (7:00 PM) in Correctionville, subject to facility availability.

Motion: A motion was made by Steve Corey to schedule a data-center town-hall meeting for January 18, 2027, at 7:00 PM in Correctionville, Iowa (location subject to confirmation of available facilities).

Second: The motion was seconded by Jeff Hanson.

Vote: All those in favor said "aye." No one opposed. The motion carried unanimously (5-0).

Public Comment on Matters Not on the Agenda

No additional public comments were received on matters not listed on the agenda.

Staff Update

Zoning Coordinator Daniel Priestley provided updates related to the data-center process. Staff continues to evaluate materials and data from multiple sources. Media inquiries have occurred; Priestley stressed the importance of clearly distinguishing that the Commission's work addresses only the unincorporated areas of Woodbury County. He referenced the Moville town-hall experience, including the value of explaining the unincorporated/incorporated distinction and of informal polling by show of hands. The Supervisors' moratorium provides time to do the work thoroughly. The two rezone recommendations from tonight will proceed to the Board of Supervisors for the required readings (October 13, 20, and 27, 2026; the Board may waive

readings depending on public intensity). The next regular Zoning Commission meeting is expected on October 26, 2026, at 5:00 PM; the Salix town hall remains scheduled for November 9, 2026, at 7:00 PM. Corey Meister noted he will be absent on October 26.

Supervisor Kent Carper (participating by telephone) expressed appreciation to the Commissioners for attending the town-hall meetings and for their work while he has been unavailable following surgery.

Commissioner Comment or Inquiry

No Commissioners offered additional comments or inquiries.

Adjournment

A motion was made to adjourn the meeting by Corey Meister and was seconded by Jeff Hanson. The motion passed unanimously with all Commissioners present voting "aye" (5-0). The meeting adjourned following the conclusion of the agenda.