



WOODBURY COUNTY BOARD OF ADJUSTMENT

Monday, October 5, 2026 at 5:00 PM

The Woodbury County Board of Adjustment will hold a public meeting on **Monday, October 5, 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
	PUBLIC HEARING (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 Board of Adjustment will consider the conditional use permit application 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.

	PUBLIC HEARING (ACTION ITEM): BORROW PIT FOR EARTH MATERIALS FROM STEVEN SITZMANN (OWNER/APPLICANT) ON PARCEL #894608100010 (1546 110th Street, Sioux City, IA 51108). SUMMARY: The Woodbury County Board of Adjustment will consider for approval the conditional use permit application 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.
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)