

WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST FORM

Date: 12/31/24 Weekly Agenda Date: 1/7/25

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Daniel Priestley, Zoning Coordinator

WORDING FOR AGENDA ITEM:

Approval of the appointment of Larry Fillipi to the Woodbury County Board of Adjustment for a five-year term (2025 to 2029).

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

EXECUTIVE SUMMARY:

This item requests for the Board to consider appointing one (1) applicant from the candidate pool to the Board of Adjustment (BOA) for a 5-year term (2025 to 2029).

BACKGROUND:

One (1) candidate has applied to be considered for service on the Board of Adjustment. The candidate meets the requirements to be approved.

Applicant: Application Enclosed.

- Fillipi, Larry, 2127 Kossuth Ave., Anthon, IA 51004, 712-577-2572

FINANCIAL IMPACT:

0

IF THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM, HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK PRIOR AND ANSWERED WITH A REVIEW BY THE COUNTY ATTORNEY'S OFFICE?

Yes No

RECOMMENDATION:

Approve the appointment of Larry Fillipi to the Woodbury County Board of Adjustment for a five-year term (2025 to 2029).

ACTION REQUIRED / PROPOSED MOTION:

Approval of the appointment of Larry Fillipi to the Woodbury County Board of Adjustment for a five-year term (2025 to 2029).

5. Board of Adjustment.

- A. Establishment. Pursuant to Chapter 335 of the Code of Iowa, a County Board of Adjustment, consisting of five members, as previously established, is hereby continued.
- B. Appointment and membership.
 - (1) The members of the Board of Adjustment shall be appointed by the Board of Supervisors for terms of five years. Terms of the Board shall be staggered so that no more than two memberships expire on December 31 of any year. Vacancies shall be filled in the same manner for the remainder of an unexpired term.
 - (2) Members of the Board of Adjustment shall consist of eligible electors, as defined by Iowa Code section 39.3, who reside within the area regulated by the County Zoning Ordinance and shall not be officers or employees of any agency or department of the County. Iowa law requires all appointive boards, commissions, committees, and councils of a political subdivision to be gender balanced by using a fair and unbiased method of selecting the best qualified applicants. The Board of Supervisors may appoint any qualified applicant, regardless of gender, after making a three-month good faith effort to appoint a gender balanced Board.
 - (3) Members of the Board of Adjustment shall serve without compensation but may be reimbursed for the actual expenses incurred while performing their official duties, which shall be subject to the approval of the Board of Supervisors.
 - (4) Any member of the Board of Adjustment may be removed for cause by the Board of Supervisors following a public hearing on written charges. Cause for removal may be found by the Board of Supervisors in any action or condition which it determines to be detrimental to the proper functioning of the Board, including conflicts of interest, violations of laws or regulations pertaining to the role of the Board, failing to carry out the duties of a member of the Board, including failure to attend 50% or more regular meetings in any twelve-month period, or other conduct which casts doubt upon the integrity or effectiveness of the member.
- C. Rules of Procedure. The Board of Adjustment shall organize itself and shall adopt and maintain, subject to the approval of the Board of Supervisors, rules of procedure in conformance with the provisions of this ordinance and the Iowa Code to govern the conduct of its business.
- D. Powers and Duties. The Board of Adjustment shall have the following powers and it shall be its duty:
 - (1) To hear and decide appeals where it is alleged there is an error in any order, requirement, decision, or determination made by an administrative official in the enforcement of Iowa Code Chapter 335, or of any ordinance adopted pursuant thereto.
 - (2) To hear and decide special exceptions to the terms of the ordinance upon which such Board is required to pass under such ordinance.
 - (3) To authorize upon appeal, in specific cases, such variance from the terms of the ordinance 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 unnecessary hardship, and so that the spirit of the ordinance shall be observed, and substantial justice done.

**APPLICATION FORM FOR WOODBURY COUNTY
BOARD/COMMISSION**

Please Return To:

Woodbury County Board of Supervisors, Room 104, Woodbury County Courthouse,
620 Douglas St., Sioux City, Iowa 51101
Phone: (712) 279-6525 Fax: (712) 279-279-6577 Website: <http://woodburyiowa.com>

Application For: Board of Adjustment (Board/Commission)
Date 11/23/24 E-mail Address 1Fillipi@hotmail.com
Name Larry Fillipi
Address 2129 Kassuth Ave Anthon, IA 51004
Phone Number 712-577-2572 Fax Number N/A
Business Phone N/A Cell Phone 712-577-2572

This form assists the Board of Supervisors in evaluating the qualifications of applicants for appointment to a board or commission. State law requires political subdivisions to make a good faith effort to balance most appointive boards, commissions, committees, and councils according to gender by January 1, 2012, and each year thereafter.

Female Male

Place of employment and position (and/or activities such as hobbies, volunteer work, etc. that you feel may qualify you for this position):

Retired 38 yrs Federal Gov't
Grass roots advocate For the safety & well
being of it's residence's here in woodbury
county.
Military volunteer

The following questions will assist the Board of Supervisors in its selection.

■ How much time will you be willing to devote in this position?

what ever it takes, I am retired.

■ Interest in Appointment: Describe in detail why you are interested in serving on a county board or commission. Include information about your background that supports your interest.

I am interested in serving on the county board
of adjustment because I understand government.
I was a Federal employee For 21 yrs. Being a resident
and living in rural woodbury county. I understand
the importance of listening & addressing residence's

■ Contributions you feel you can make to the Board/Commission: concerns

I am a logical thinker. I have the ability to
take every thing into consideration and help
make a fair & equitable decision that is in the
best interest of everyone involved.

■ Direction/role you perceive of this Board/Commission:

I see my self as a community/Board member thinking outside the box looking at the bigger picture while making sure we as a board are considering decisions will effect the future of Woodbury County.

■ In lieu of/in addition to the above, do you have any comments to add that may assist the Board of Supervisors in its selection?

The Board knows me as an advocate for the majority. I have been deeply involved in the topic of "Wind Industrial sites" here in Woodbury county. I will and have listened to opposing views & respect dissenting opinions.

■ Please provide two references who may be contacted on your qualifications for this position.

Name	Address	Phone number	Email address	Relationship co-worker/Friend
Mark Muckey	Des Moines	505-202-8655	markmuckey@us.af.mil	
Pat Rogers	Mobile	712-870-3737	pat@egrinsurance.com	

I certify that there is nothing that would prohibit me from serving on this board or commission.

Signature [Signature] Date 11/23/24

YOUR APPLICATION WILL BE RETAINED IN OUR FILES FOR ONE YEAR
THIS APPLICATION IS A PUBLIC DOCUMENT AND AS SUCH CAN BE REPRODUCED AND
DISTRIBUTED FOR THE PUBLIC.

RECEIVED

NOV 25 2024

WOODBURY COUNTY
BOARD OF SUPERVISORS

Zoning Commission and Board of Adjustment Advertisement Dates

News Release on County Website (<https://www.woodburycountyiowa.gov/news/>)

- October 1, 2024

Facebook Posts (<https://www.facebook.com/commecondev>)

- October 3, 2024
- October 25, 2024
- November 14, 2024
- December 3, 2024
- December 9, 2024
- December 12, 2024

X (formerly Twitter) Posts (<https://x.com/commecondev>)

- October 3, 2024
- November 14, 2024
- December 3, 2024
- December 9, 2024

Sioux City Journal (Legal Notice)

- October 1, 2024

Danbury Review (Advertisement)

- October 2, 2024

Moville Record (Advertisement)

- October 3, 2024, November 7, 2024

Sergeant Bluff Advocate (Advertisement)

- October 3, 2024, November 7, 2024

Woodbury County Community & Economic Development
December 9 at 2:07 PM · 🌐
<https://tinyurl.com/WoodburyAPP>

Woodbury County Planning & Zoning · 1h · ...

Interesting in serving your community in a new role? Woodbury County continues to accept applications for: Woodbury County Planning & Zoning Commission and Board of Adjustment. Application download: tinyurl.com/WoodburyAPP For questions, please call 712-279-6609. #Iowa #Zoning

WOODBURY COUNTY
COMMUNITY & ECONOMIC DEVELOPMENT
PLANNING & ZONING

COMMISSION & BOARD OPENINGS

NOW ACCEPTING APPLICATIONS FOR
WOODBURY COUNTY

**ZONING COMMISSION &
BOARD OF ADJUSTMENT**

Must be a resident of rural unincorporated Woodbury County

For more information, call 712-279-6609
Application Deadline: December 20, 2024
Applications can be downloaded at
<https://tinyurl.com/WoodburyAPP>

Woodbury County Planning & Zoning @commecondev · Dec 9 · ...

Interesting in serving your community in a new role? Woodbury County continues to accept applications for: Woodbury County Planning & Zoning Commission and Board of Adjustment. Application download: tinyurl.com/WoodburyAPP For questions, please call 712-279-6609. #Iowa #Zoning

WOODBURY COUNTY
COMMUNITY & ECONOMIC DEVELOPMENT
PLANNING & ZONING

COMMISSION & BOARD OPENINGS

NOW ACCEPTING APPLICATIONS FOR
WOODBURY COUNTY

**ZONING COMMISSION &
BOARD OF ADJUSTMENT**

Must be a resident of rural unincorporated Woodbury County

For more information, call 712-279-6609
Application Deadline: December 20, 2024
Applications can be downloaded at
<https://tinyurl.com/WoodburyAPP>

WOODBURY COUNTY
COMMUNITY & ECONOMIC DEVELOPMENT

**COMMISSION &
BOARD OPENINGS**

**NOW ACCEPTING
APPLICATIONS FOR**

WOODBURY COUNTY
Zoning Commission &
Board of Adjustment

Must be a resident of
rural unincorporated Woodbury County

For more information,
call 712-279-6609 or visit
[woodburycountyiowa.gov](https://www.woodburycountyiowa.gov)

Applications can be downloaded at
<https://tinyurl.com/WoodburyAPP>
Application Deadline: Dec. 2, 2024

Woodbury County Website (woodburycountyiowa.gov)

posted on 10/1/24

posted by [Community & Economic Development \(Planning & Zoning\)](#)

NOW ACCEPTING APPLICATIONS FOR APPOINTMENTS TO THE WOODBURY COUNTY PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT

To apply, submit a completed application by December 2, 2024, to the Woodbury County Board of Supervisors, Woodbury County Courthouse, 620 Douglas St., Room 104, Sioux City, IA 51101. Applicants must be residents of rural unincorporated Woodbury County. For more information, visit: WoodburyCountyIowa.gov (Committee Pages) or call (712) 279-6609. The application can be downloaded online at: <https://tinyurl.com/WoodburyAPP>

Planning and Zoning Commission (1 Appointment Available)

The Zoning Commission is a commission of five citizens appointed by the County Board of Supervisors. The Commission is responsible for preparing and making recommendations to the Board of Adjustment and Board of Supervisors on issues concerning: the general plan and amendments; subdivision plats, amendments to the ordinance, rezoning, and development. Members shall be residents of the unincorporated area of the County and serve terms of five years without compensation. This appointment will be from 1/25 to 12/29.

Board of Adjustment (1 Appointment Available)

The Board of Adjustment is a quasi-judicial board of five citizens appointed by the County Board of Supervisors. The Board hears and decides appeals to any order, requirement, decision, or determination made by an administrative officer in the enforcement of the County's zoning ordinance; hears and reviews variances and special exceptions from the terms of the zoning ordinance; and decides applications for conditional use permits. Members shall be residents of the unincorporated area of the county and serve terms of five years without compensation. This appointment will be from 1/25 to 12/29.

###

###

Source: https://www.woodburycountyiowa.gov/news/now_accepting_applications_for_appointments_to_the_woodbury_county_planning_and_zoning_commission_and_board_of_adjustment/

AFFIDAVIT OF PUBLICATION

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

State of Pennsylvania, County of Lancaster, ss:

Enrique Diaz, 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 1 with the full text of the sworn-to notice set forth on the pages that follow, and the hereto attached:

PUBLICATION DATES:

Oct. 1, 2024

NOTICE ID: WNCQ70Q3riPOWGRyV8NZ

PUBLISHER ID: COL-IA-500870

NOTICE NAME: Board_Appointments_10-1-24

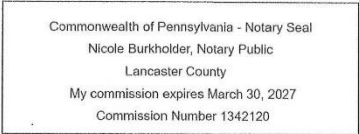
Publication Fee: \$30.45

Enrique Diaz

(Signed)

VERIFICATION

State of Pennsylvania
County of Lancaster



Subscribed in my presence and sworn to before me on this: 10/02/2024

Nicole Burkholder

Notary Public
Notarized remotely online using communication technology via Proof.

NOW ACCEPTING APPLICATIONS FOR APPOINTMENTS TO THE WOODBURY COUNTY PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT

To apply, submit a completed application by December 2, 2023, to the Woodbury County Board of Supervisors, Woodbury County Courthouse, 620 Douglas St., Room 104, Sioux City, IA 51101. Applicants must be residents of rural unincorporated Woodbury County. For more information, visit: WoodburyCountyIowa.gov (Committee Pages) or call (712) 279-6609. The application can be downloaded online at: <https://tinyurl.com/WoodburyAPP>

Planning & Zoning Commission

(1 Appointment Available)

The Zoning Commission is a commission of five citizens appointed by the County Board of Supervisors. The Commission is responsible for preparing and making recommendations to the Board of Adjustment and Board of Supervisors on issues concerning: the general plan and amendments; subdivision plats; amendments to the ordinance; rezoning; and development. Members shall be residents of the unincorporated area of the County and serve terms of five years without compensation. This appointment will be from 1/25 to 12/29.

Board of Adjustment

(1 Appointment Available)

The Board of Adjustment is a quasi-judicial board of five citizens appointed by the County Board of Supervisors. The Board hears and decides appeals to any order, requirement, decision, or determination made by an administrative officer in the enforcement of the County's zoning ordinance; hears and reviews variances and special exceptions from the terms of the zoning ordinance; and decides applications for conditional use permits. Members shall be residents of the unincorporated area of the county and serve terms of five years without compensation. This appointment will be from 1/25 to 12/29.
COL-IA-500870