

Minutes - Woodbury County Board of Adjustment – June 3, 2024

The Board of Adjustment meeting convened on the 3rd of June 2024 at 6:00 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=6Qu3SXAs-io&t=5s>

BA Members Present :	Doyle Turner, Pam Clark, Tom Thiesen, Ashley Christensen
County Staff Present:	Dan Priestley, Dawn Norton
Public Present:	Jason Gall, Skylar Luse, Colin Chatterton

Call to Order

Vice Chair Pam Clark formally called the meeting to order at 6:00 PM. Daniel Hair was absent.

Public Comment on Matters Not on the Agenda

None

Approval of Minutes

The May 6, 2024 minutes were approved. Motion by Christensen to approve; Second by Turner. Motion passed 4-0.

Action Item: Public hearing – Consideration of a Conditional Use Permit Application: Asphalt Mixing (Temporary) Site to Support the Highway 20 Resurfacing Project on Parcel #894431100010 and Parcel #894431100011

Clark opened the Public Hearing. Priestley read the staff summary into the record. The Conditional Use Permit application by Knife River Midwest LLC (Applicant) and Robert A. Davis (Property Owner) is for an asphalt mixing (temporary) site, to support the Highway 20 resurfacing project, on Parcel #894431100010 and Parcel #894431100011. The proposed location is about one-half mile west of Merville on the north side of Highway 20. Both parcels are located in the Agricultural Preservation (AP) Zoning District. Portions of the property are located within the Special Flood Hazard Area. Applicant(s)/Owner(s): Knife River LLC, 2220 Hawkeye Drive, Sioux City, IA 51105; Robert A. Davis, 1520 Grundy Ave., Merville, IA 51039. Property locations: Parcel #894431100010, T89N R44W (Arlington Township), Section 31, SE 1/4 of the NW 1/4 and Parcel #894431100011, T89N R44W (Arlington Township), Section 31, SE 1/4 of the NW 1/4. Location Address: 1541 Grundy Ave., Merville, IA 51039.

Colin Chatterton and Jason Gall addressed the Commission discussing the proposal including having their assets movable from the floodplain when necessary. Turner asked about how the water would be kept back in the bream and traffic concerns. Applicants explained the berm is following the stormwater plan, and traffic would be reduced to one lane, with their trucks using the other lane. They also discussed the project timeframe through the end of the year. Hours of operation would be 6:30 AM – 6:30 PM, Monday – Friday. Motion by Christensen to close the public hearing. Seconded by Thiesen. Carried 4-0. Christensen motioned to approve the Conditional Use Permit with the following conditions. All Federal, State and local regulations and permits be followed. The applicant(s)/property owner(s) comply with any and all grading and floodplain regulations including that any and all equipment associated with the project not be placed in any location designated as the floodway in the Zone A floodplain. Hours of production be between 6:30 AM – 6:30 PM. Conditional Use Permit will expire on June 3, 2025.

Seconded by Turner, . Carried 4-0.

Public Comment on Matters Not on the Agenda

None

Staff Update

Priestley updated provided an update on the Board of Supervisors' approval of the comprehensive plan, utility-scale solar ordinance, and floodplain regulations. He referenced the CoZo conference that was held in May including the presentations in Hornick and the interchange project.

Board Member Comment or Inquiry

Clark shared her experience of the CoZO conference.

Motion To Adjourn

Christensen motioned. Second by Turner. Carried 4-0. Meeting adjourned at 6:28 PM