



WOODBURY COUNTY ZONING COMMISSION

Monday, July 22, 2024 at 5:00 PM

The Zoning Commission will hold a public meeting on **Monday, July 22, 2024 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. 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
4	APPROVAL OF MINUTES: June 24, 2024
5	ITEM(S) OF BUSINESS
»	PUBLIC HEARING (ACTION ITEM) FOR PROPOSED MINOR SUBDIVISION – SANDPORT ADDITION. PARCEL #874730400007. SUMMARY: PROPOSED MINOR SUBDIVISION: To be known as Sandport Addition, A Minor Subdivision to Woodbury County, Iowa, a one-lot minor subdivision in a 9.66-acre portion of T87N R47W (Liberty Township) in Section 30 in the SE ¼ of the SE ¼ on Parcel #874730400007. The property is approximately 1.4 miles west of the City of Salix. The property is located in the General Industrial (GI) Zoning District. Property Address: 2683 Port Neal Road., Salix, IA 51052. Owner/Applicant: Sandra J. Heilman.
»	REVIEW OF CONDITIONAL USE PERMIT APPLICATION FOR A DATA PROCESSING BUSINESS ON PARCEL #884403400009 (ACTION ITEM) SUMMARY: The consideration of a Conditional Use Permit application for a recommendation to the Board of Adjustment. AUR Correctionville LLC (Applicant) and property owners Ashley Acres Family Limited Partnership have filed for a Conditional Use Permit application “to place a demand response load resource next to the substation in conjunction with local electric utility to support grid resiliency” for the proposed use to operate a data processing business. The proposed site is on Parcel #884403400009 in T88N R44W (Wolf Creek Township) in Section 3 in the SE ¼ of the SE ¼. The property is located around 6.2 miles southeast of Merville and around 7.7 miles southwest of Correctionville. The property is located in the Agricultural Preservation (AP) Zoning District and is not located in the floodplain. Owner(s)/Applicant(s): Ashley Acres Family Limited Partnership, 3356 170th St., Correctionville, IA 51016 (Owners) and AUR Correctionville LLC, 15988 230th St., Grundy Center, IA 50638.
»	NUCLEAR ENERGY REVIEW OF ZONING REGULATIONS DIRECTION FROM THE BOARD OF SUPERVISORS (INFORMATION / DISCUSSION ITEM) SUMMARY: The Woodbury County Board of Supervisors at their meeting on July 2, 2024 voted to direct the Zoning Commission to begin the process of exploring nuclear energy as a potential energy option in Woodbury County. This information item is for a preliminary discussion on how to proceed with future work sessions and public hearings.
»	HOME OCCUPATION SIGNS ZONING REGULATIONS REVIEW (INFORMATION / DISCUSSION ITEM) SUMMARY: This information item is for a preliminary discussion on how to proceed with addressing the permitting of home occupation signs. The Zoning Ordinance allows for one home occupation sign that is 25 square foot or less. This initial discussion will look at potential ways to address the permitting of different types of signs and sizes for home occupation purposes.
6	PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA
7	STAFF UPDATE
8	COMMISSIONER COMMENT OR INQUIRY
9	ADJOURN