



WOODBURY COUNTY ZONING COMMISSION

Monday, September 23, 2024 at 5:00 PM

The Zoning Commission will hold a public meeting on **Monday, September 23, 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 PREVIOUS MEETING MINUTES
5	ITEM(S) OF BUSINESS
»	PUBLIC HEARING (ACTION ITEM): FOR PROPOSED ZONING ORDINANCE MAP AMENDMENT (REZONE) FROM AGRICULTURAL PRESERVATION (AP) TO THE AGRICULTURAL ESTATES (AE) ZONING DISTRICT (PARCEL #884726200002). SUMMARY: Consideration of the application to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District for a 1.14-acre portion of the property located in the NW ¼ of the NE ¼ of Section 26, T88N R47W (Woodbury Township) in the County of Woodbury and State of Iowa. The property is known as GIS Parcel #884726200002. Petitioner Applicant(s): Sandra K. Baker Revocable Trust (Sandra K. Baker - Applicant), 1997 Carroll Avenue, Sergeant Bluff, IA 51054 & Jimmie Lee Colyer & Renee T. Colyer (Owners), 1650 Old Highway 141, Sergeant Bluff, IA 51054.
»	PUBLIC HEARING (ACTION ITEM): FOR THE CONSIDERATION OF NUCLEAR ENERGY FACILITIES TO BE INCLUDED AS PART OF THE WOODBURY COUNTY ZONING ORDINANCE. SUMMARY: Consideration the addition of Nuclear Energy Facilities as a land use option in the Woodbury County Zoning Ordinance. The hearing will include topics of how to approach the permitting of nuclear energy facilities. Possible options include to amend the Land Use Summary Table of Allowed Uses (Section 3.03.4) by adding Nuclear Energy Facilities as a permitted allowed use or a conditional use in all or select the county zoning districts. Amendments may also be discussed pertaining to the addition of new sections pertaining to nuclear energy facilities, definitions, the renumbering, and reorganization of content within the zoning ordinance.
»	REVIEW OF CONDITIONAL USE PERMIT APPLICATION (ACTION ITEM): FOR THE INSTALLATION AND USE OF THREE 100' WIND TURBINES (PARCEL #884420300005). SUMMARY: Consideration of the Conditional Use Permit application by L & K Tabke Holdings, LLC (Kathy Tabke) for the installation and use of three (3) 100' wind turbines to reduce the electrical costs on the farm. The property is designated as Parcel #884420300005 and is located in T88N R44W (Wolf Creek Township) in Section 20 in the N ½ of the SW ¼. The proposed location is about 5.2 miles southeast of Merville, IA which is on the south side of 195th Street and east of Jasper Avenue. The property is located in the Agricultural Preservation (AP) Zoning District and "Electric wind generator (Private use)" is classified as a "conditional use" in Section 3.03.4 of the Woodbury County Zoning Ordinance. Applicant(s)/Owner(s): L & K Tabke Holdings, LLC (Kathy Tabke), 3112 195th St., Merville, IA 51039.

»	<p>REVIEW OF CONDITIONAL USE PERMIT APPLICATION (ACTION ITEM): FOR THE INSTALLATION AND USE OF A 250' SELF-SUPPORT WIRELESS COMMUNICATIONS TOWER TO REPLACE AN EXISTING TOWER (PARCEL #874720400004). SUMMARY: Consideration of the Conditional Use Permit application by Andrew Bobrytzke on behalf of American Tower LLC and the Bradley J. Kobold Trust who have filed the conditional use permit application to request to construct a 250' self-support wireless communications tower to replace an existing tower from the area. The property is designated as Parcel #874720400004 in T87N R47W (Liberty Township) in Section 20 in the SE ¼ of the SE ¼. The proposed location is about one (1) half mile west of the Salix, IA which is on the north side of 260th Street and west of Barker Avenue. The property is located in the General Industrial (GI) Zoning District and "Telecommunication towers" are classified as a "conditional use" in Section 3.03.4 of the Woodbury County Zoning Ordinance. Applicant(s)/Owner(s): Andrew Bobrytzke on behalf of American Tower LLC, 10 Presidential Way, Woburn, MA 01801 / Bradley J. Kobold Trust, 211 7th Street, Sergeant Bluff, IA 51054.</p>
»	<p>INFORMATION ITEM: CONSIDERATION OF A RECOMMENDATION CONTEMPLATING DECOMMISSIONING REQUIREMENTS AS PART OF A NEW ORDINANCE REGARDING CARBON PIPELINES. SUMMARY: The Woodbury County Board of Supervisors at their meeting on August 27, 2024 voted to direct the Planning and Zoning Director to work with Planning and Zoning, the Board of Adjustment, and Legal Counsel in order to make a recommendation contemplating decommissioning requirements as part of a new ordinance regarding carbon pipelines.</p>
6	<p>PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA</p>
7	<p>STAFF UPDATE</p>
8	<p>COMMISSIONER COMMENT OR INQUIRY</p>
9	<p>ADJOURN</p>