



WOODBURY COUNTY BOARD OF ADJUSTMENT

Monday, November 4, 2024 at 6:00 PM

The Woodbury County Board of Adjustment will hold a public meeting on **Monday, November 4, 2024 at 6:00 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 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

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| 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 ACTION / BUSINESS |
| » | PUBLIC HEARING: 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) wind turbines on three (3) 100 FT supporting towers 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. |
| » | INFORMATION ITEM: DISCUSSION 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. |
| 6 | PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA |
| 7 | STAFF UPDATE |
| 8 | BOARD MEMBER COMMENT OR INQUIRY |
| 9 | ADJOURN |