

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

Date: April 5, 2017

Weekly Agenda Date: Apr 11, 2017

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** John Pylelo-Planning and Zoning

**WORDING FOR AGENDA ITEM:**

Receive Re-Zoning Application from Rodney D. amd Jodi P. Lieber with referral to the Zoning Commission for Public Hearing and Recommendation - Lot 1 of R.J. Addition

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

**EXECUTIVE SUMMARY:**

Rodney D. and Jodi P. Lieber have filed an application requesting a change in zoning of their lot from LI-PD (Light Industrial - Planned Development) to LI (Light Industrial). The location is approximately 0.4 miles west of the intersection of 120th St. and Eastland Avenue within a portion of the NE 1/4 of the NW 1/4 of Section 18, Banner Township.

**BACKGROUND:**

In March 2017 the Board of Supervisors approved the R.J. Addition subdivision. Under recommendation of staff and the Zoning Commission the Supervisors required the Lieber's change Lot 1's zoning to the LI zoning district designation. The lot is currently being used for a permitted light industrial use; i.e. the Lieber Family's business operations of Lieber Construction and Bridgeport Materials. The re-zoning is required to allow the existing use and to remove the ability to place a residential structure on the lot.

**FINANCIAL IMPACT:**

None. Application fees cover administration costs.

**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:**

Staff recommends your board receive the re-zoning application and refer to the Zoning Commission for Public Hearing and Approval Recommendation.

**ACTION REQUIRED / PROPOSED MOTION:**

A motion to receive the re-zoning application with referral to the Zoning Commission for Public Hearing and Approval Recommendation.

T89N - R45W OF 5TH P M

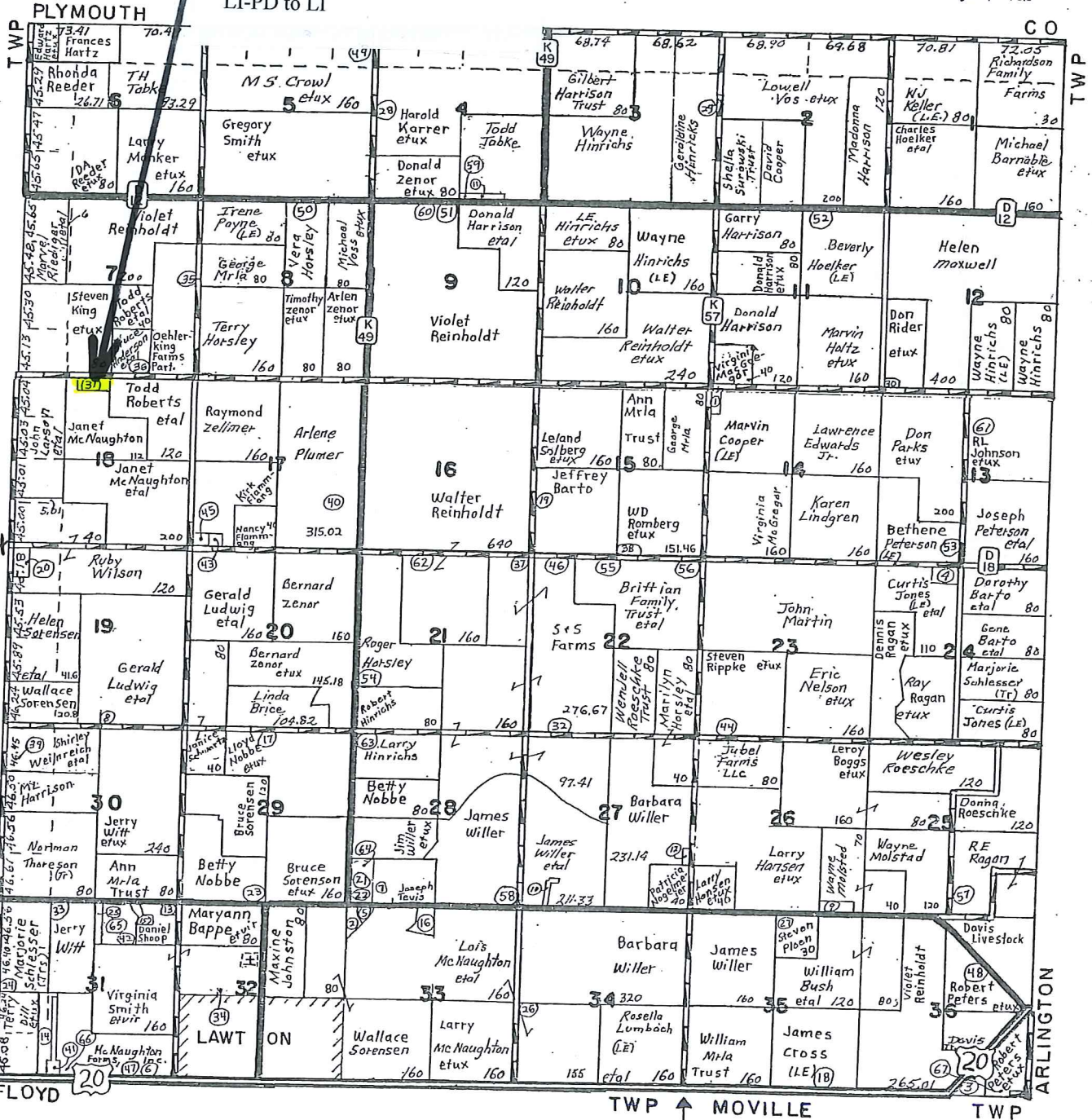
# BANNER

1. Sec.14 David Cooper, etux-9
2. Sec.33 Thomas Thiesen, etux-
3. Sec.36 Brian Berkenpos, etux-
4. Sec.24 Donald Lee, etux-10
5. Sec.33 Joel Stilwell, etux
6. Sec.31 Bradley Pedersen, etux
7. Sec.28 Thomas Thiesen, etux-
8. Sec.36 Tracy Countryman, etux
9. Sec.25 Thane Mosier, etux
10. Sec.27 Larry Riemenschneid
11. Sec.4 Phillip Greg, etux-4.2

Rezoning For:

Rodney D. and Jodi P. Lieber  
 Parent Parcel GIS #894518100008  
 2030 120<sup>th</sup> St, Lawton, IA 51030  
 Lot 1 R.J. Addition  
 LI-PD to LI

23. Sec.29 Marlene Nitzsche
24. Sec.31 Mark Davies, etux-5.5
25. Sec.31 Scott Semple, etux-5
26. Sec.34 Lois McNaughton-5
27. Sec.35 Lee Lander, etux-10
28. Sec.4 Fred Davis, etux-2.58
29. Sec.3 M. J. Beavers, etux-10
30. Sec.12 Roger Forch-5.5
31. Sec.18 Rodney Lieber, etux-8
32. Sec.22 Arlan Kolker, etux-1.13
33. Sec.31 Marvin Roethler, etux
34. Sec.32 City of Lawton-7.26
35. Sec.7 B. A. Anderson, etux-5.0
36. Sec.7 R. M. Anderson, etux-5.0
37. Sec.21 Jon Zook, etux
38. Sec.15 Paul Roberts, etux-8.54
39. Sec.30 Charles Hammack-5
40. Sec.17 Dav. Swanger-4.98
41. Sec.31 Lawton Airport, Inc.-7.98
42. Sec.31 Marvin Harrison, etux
43. Sec.17 Kirk Flammang, etux
44. Sec.23 Steven Rippke, etux-2
45. Sec.17 David Law, etux
46. Sec.22 Kent Zimmerman, etux-2.2
47. Sec.31 Stanley Chartier, etux-11.57
48. Sec.36 Hans Nelson, etux-5.06
49. Sec.5 Sheila Gerke-13.16
50. Sec.8 Robert Weatherly, etux-3.0
51. Sec.9 Walter Reinholdt, etux-2.43
52. Sec.11 Charles Hoelker, etal-10.09
53. Sec.13 Kenneth Petersen, etux
54. Sec.21 Roger Horsley, etux
55. Sec.22 Marty Anfinson, etux
56. Sec.22 Stephen Riser
57. Sec.25 David Brosamie, etux
58. Sec.28 Curtis Blawkenburg, etux
59. Sec.4 Cindy Fink-2.0
60. Sec.9 Gary Heath-2.27
61. Sec.13 William Destigher, etux-9.28
62. Sec.21 Bradley Rohde, etux-2.54
63. Sec.28 Richard Scott, etux-5.0
64. Sec.28 Beverly Hoelker-5.33
65. Sec.31 Mark Lofton, etux-6.10
66. Sec.3 Curtis McNaughton, etux-5.0



D-12

120th

130th

CONCORD

FLOYD

TWP ↑ MOVILLE

TWP

ARLINGTON



### Rezoning Application & Zoning Ordinance Map Amendment

<b>Owner Information:</b>	<b>Applicant Information:</b>
Owner <u>Rodney D. Lieber and Jodi P. Lieber</u>	Applicant <u>Rodney D. Lieber and Jodi P. Lieber</u>
Address <u>310 North Derby Lane, #380</u> <u>North Sioux City, SD 57049</u>	Address <u>310 North Derby Lane, #380</u> <u>North Sioux City, SD 57049</u>
Phone <u>(712) 251-8332</u>	Phone <u>(712) 251-8332</u>

Engineer/Surveyor Alan Fagan Phone (712) 539-1471

**Property Information:**

Property Address or Address Range 2030 120th Street, Lawton, Iowa 51030

Quarter/Quarter NE 1/4 NW 1/4 Sec 18 Twnshp/Range 89

Parcel ID # \_\_\_\_\_ GIS # 894518100008 Total Acres 4.35

Current Use light industrial Proposed Use light industrial

Current Zoning LI-PD Proposed Zoning LI

Average Crop Suitability Rating (submit NRCS Statement) \_\_\_\_\_

**The filing of this application is required to be accompanied with all items and information required pursuant to section 2.02(4)(C)(2) through (C)(4) of Woodbury County's zoning ordinances (see attached pages of this application for a list of those items and information).**

**A formal pre-application meeting is recommended prior to submitting this application.**

Pre-app mtg. date MAR 2017 Staff present [Signature]

The undersigned is/are the owners(s) of the described property on this application, located in the unincorporated area of Woodbury County, Iowa, assuring that the information provided herein is true and correct. I hereby give my consent for the Woodbury County Planning and Zoning Office and zoning commission members to conduct a site visit and photograph the subject property.

This Rezoning Application / Zoning Ordinance Map Amendment is subject to and shall be required, as a condition of final approval, to comply with all applicable Woodbury County ordinances, policies, requirements and standards that are in effect at the time of final approval.

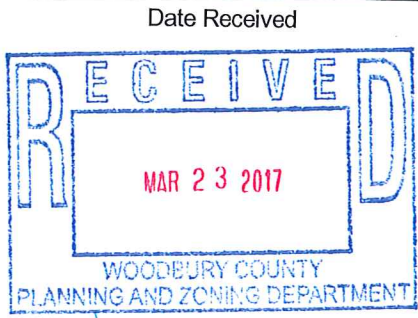
Owner [Signature] Applicant [Signature]

Date 3-22-17 Date 3-22-17

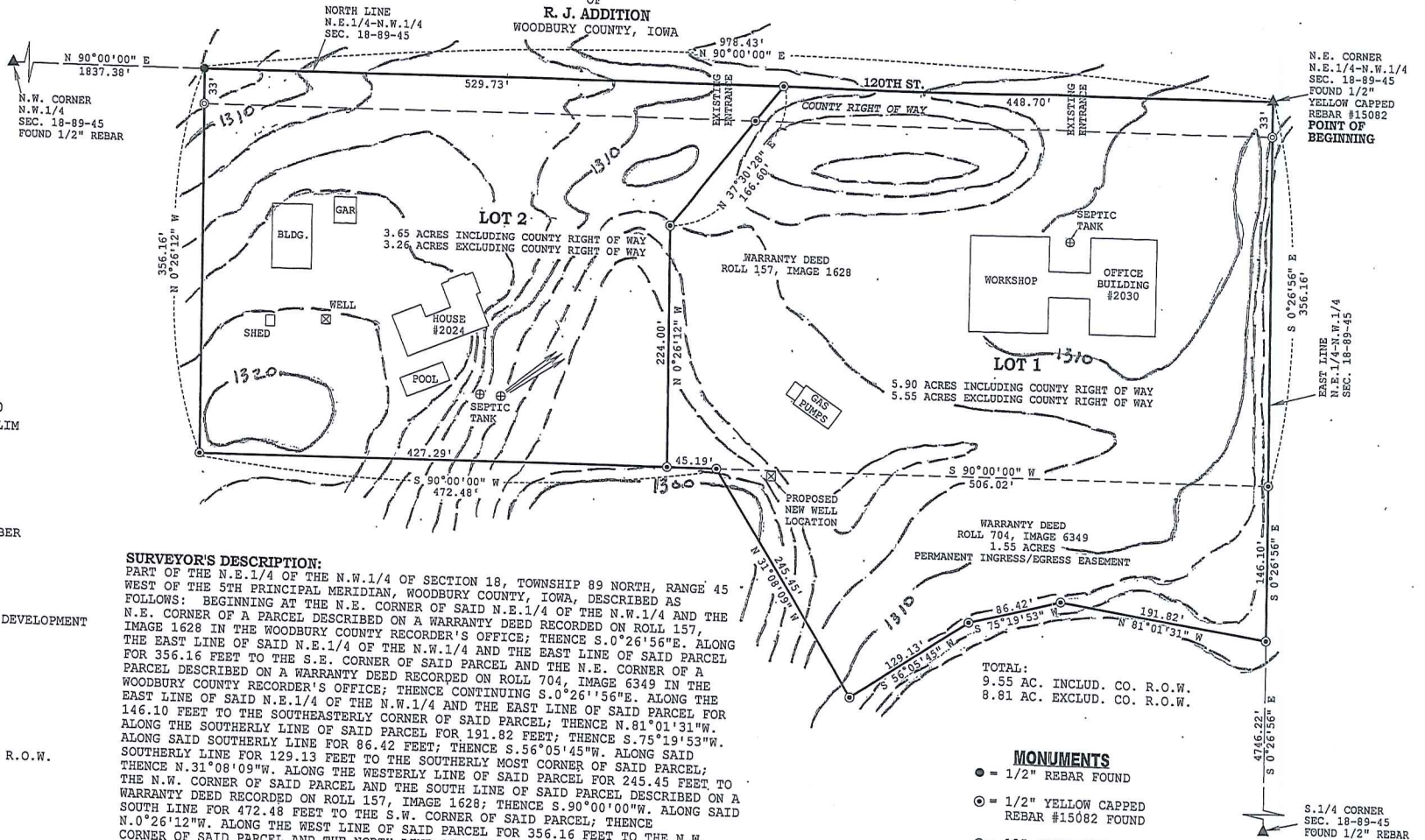
Fee: **\$400** Case #: 6195

Check #: \_\_\_\_\_

Receipt #: \_\_\_\_\_



PRELIMINARY SKETCH  
A MINOR SUBDIVISION PLAT  
OF  
R. J. ADDITION  
WOODBURY COUNTY, IOWA



**OWNERS/SUBDIVIDERS:**  
RODNEY D. LIEBER & JODI P. LIEBER  
LUKE J. GRIGG & KARLA R. GRIGG

**SURVEYOR:**  
ALAN L. FAGAN

**ZONING:**  
LI-PD LIGHT INDUSTRIAL PLANNED DEVELOPMENT  
AP AG PRESERVATION

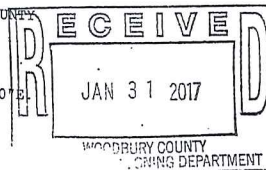
**BUILDING SETBACKS:**  
LI PD  
FRONT YARD - 50 FEET  
REAR YARD - 50 FEET  
SIDE YARD - 10 FEET

**AP AG PRESERVATION**  
FRONT YARD - 100 FEET FROM ROAD R.O.W.  
REAR YARD - 50 FEET  
SIDE YARD - 20 FEET

**SURVEYOR'S DESCRIPTION:**

PART OF THE N.E.1/4 OF THE N.W.1/4 OF SECTION 18, TOWNSHIP 89 NORTH, RANGE 45 WEST OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: BEGINNING AT THE N.E. CORNER OF SAID N.E.1/4 OF THE N.W.1/4 AND THE N.E. CORNER OF A PARCEL DESCRIBED ON A WARRANTY DEED RECORDED ON ROLL 157, IMAGE 1628 IN THE WOODBURY COUNTY RECORDER'S OFFICE; THENCE S.0°26'56"E. ALONG THE EAST LINE OF SAID N.E.1/4 OF THE N.W.1/4 AND THE EAST LINE OF SAID PARCEL FOR 356.16 FEET TO THE S.E. CORNER OF SAID PARCEL AND THE N.E. CORNER OF A PARCEL DESCRIBED ON A WARRANTY DEED RECORDED ON ROLL 704, IMAGE 6349 IN THE WOODBURY COUNTY RECORDER'S OFFICE; THENCE CONTINUING S.0°26'56"E. ALONG THE EAST LINE OF SAID N.E.1/4 OF THE N.W.1/4 AND THE EAST LINE OF SAID PARCEL FOR 146.10 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL; THENCE N.81°01'31"W. ALONG THE SOUTHERLY LINE OF SAID PARCEL FOR 191.82 FEET; THENCE S.75°19'53"W. ALONG SAID SOUTHERLY LINE FOR 86.42 FEET; THENCE S.56°05'45"W. ALONG SAID SOUTHERLY LINE FOR 129.13 FEET TO THE SOUTHERLY MOST CORNER OF SAID PARCEL; THENCE N.31°08'09"W. ALONG THE WESTERLY LINE OF SAID PARCEL FOR 245.45 FEET TO WARRANTY DEED RECORDED ON ROLL 157, IMAGE 1628; THENCE S.90°00'00"W. ALONG SAID SOUTHERLY LINE FOR 472.48 FEET TO THE S.W. CORNER OF SAID PARCEL; THENCE N.0°26'12"W. ALONG THE WEST LINE OF SAID PARCEL FOR 356.16 FEET TO THE N.W. CORNER OF SAID PARCEL AND THE NORTH LINE OF SAID N.E.1/4 OF THE N.W.1/4; THENCE N.90°00'00"E. ALONG SAID NORTH LINE AND THE NORTH LINE OF SAID PARCEL FOR 978.43 FEET TO THE POINT OF BEGINNING. CONTAINING 9.55 ACRES INCLUDING COUNTY RIGHT OF WAY AND 8.81 ACRES EXCLUDING SAID RIGHT OF WAY. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS.

**NOTE:**  
THE NORTH LINE OF SAID N.E.1/4 OF THE N.W.1/4 IS ASSUMED TO BEAR N.90°00'00"E.

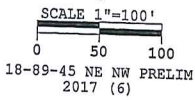


**UTILITIES:**  
POWER - WOODBURY COUNTY R.E.C.  
TELEPHONE - WIATEL  
WATER - PRIVATE WELL  
SEWER - PRIVATE SEPTIC SYSTEM

**TOTAL:**  
9.55 AC. INCLUD. CO. R.O.W.  
8.81 AC. EXCLUD. CO. R.O.W.

**MONUMENTS**

- = 1/2" REBAR FOUND
- = 1/2" YELLOW CAPPED REBAR #15082 FOUND
- ⊙ = 12" SPIKE SET



**Beacon**<sup>TM</sup> Woodbury County, IA / Sioux City

**Summary**

Parcel ID 894518100008  
 Alternate ID 00000000867086  
 Property Address 2024 120th St  
 Lawton  
 Sec/Twp/Rng 18-89-45  
 Brief Legal Description BANNER TOWNSHIP IRREG TCT IN NE NW BEG AT NE COR OF NE NW THNC S 502.26 FT THNC NWLY 191.82 FT, THNC SWLY 86.42 FT, THNC SWLY 129.13 FT, THNC NWLY 245.45 FT, THNC W TO A PT THAT IS 356.16 FT S OF N LINE OF THE NE NW, THNC N 356.16 FT, THNC E 978.43 FT TO POB 18-89-45  
 (Note: Not to be used on legal documents)  
 Document(s) N/A  
 Gross Acres 9.55  
 Net Acres 8.81  
 Exempt Acres 0.74  
 CSR N/A  
 Class R - Residential  
 Tax District 024 BANNER LAWTON BRONSON COMM  
 School District LAWTON BRONSON



**Owner**

Deed Holder  
 Lieber Rodney D & Jodi P  
 Lieber  
 310 N Derby Ln Unit 380  
 North Sioux City SD 57049-7619

Contract Holder

Mailing Address

**Land**

Lot Area 8.81 Acres ; 383,764 SF

**Residential Dwellings**

Residential Dwelling  
 Occupancy Single-Family / Owner Occupied  
 Style 1 Story Frame  
 Architectural Style N/A  
 Year Built 1985  
 Condition Normal  
 Grade what's this? 3+10  
 Roof Asph / Hip  
 Flooring L/C  
 Foundation C Blk  
 Exterior Material Stl  
 Interior Material Drwl  
 Brick or Stone Veneer  
 Total Gross Living Area 2,310 SF  
 Attic Type None;  
 Number of Rooms 0 above; 0 below  
 Number of Bedrooms 0 above; 0 below  
 Basement Area Type Full  
 Basement Area 1,780  
 Basement Finished Area 920 - Rec. Room (Single); 600 SF - Standard Finish  
 Plumbing 2 Base Plumbing (Full); 1 Three Quarter Bath;  
 Appliances 1 Range Unit; 1 Dishwasher;  
 Central Air Yes  
 Heat Yes  
 Fireplaces  
 Porches 1S Frame Open (104 SF);  
 Decks Wood Deck-Med (144 SF); ; Wood Deck-Med (462 SF); Concrete Patio-Med (807 SF);  
 Additions 1 Story Frame (530 SF);  
 Garages 440 SF (20F W x 22F L) - Det Frame (Built 1930);  
 868 SF - Att Frame (Built 1985);

**Agricultural Buildings**

Plot #	Type	Description	Width	Length	Year Built	Building Count
0	Steel Utility Building	MACH SHED	28	40	1967	1

**Yard Extras**

#1 - (1) Swimming Pool 648 SFWSA, Vinyl, Cover=No, Heat=None, Diving Brd=Average, Built 1985

Sales

Date	Seller	Buyer	Recording	NUTC	Type	Multi Parcel	Amount
5/23/1985			157/1628	NORMAL ARMS-LENGTH TRANSACTION	Contract		\$19,250.00

+

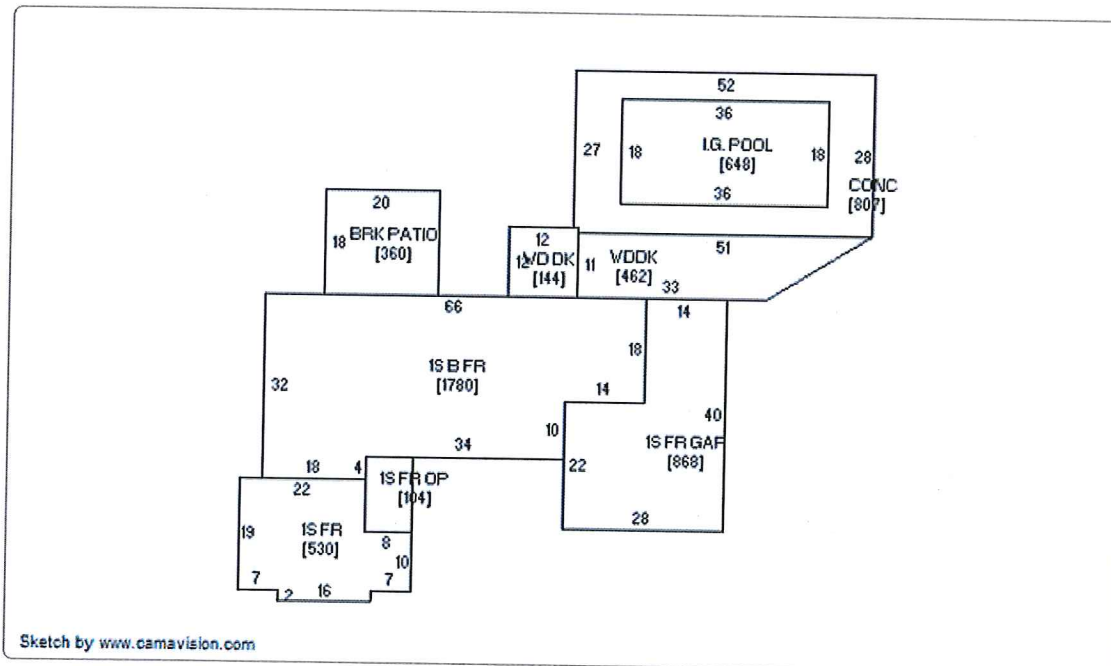
Valuation

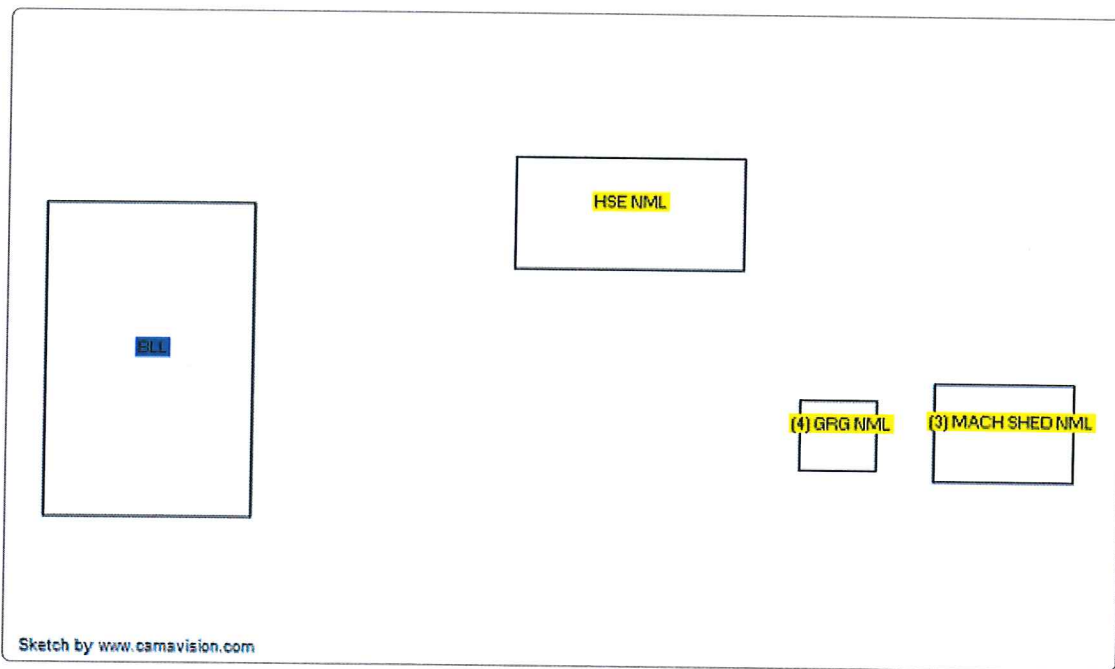
	2017	2016	2015	2014	2013
Classification	Residential	Residential	Residential	Residential	Residential
+ Assessed Land Value	\$28,890	\$28,890	\$28,890	\$27,000	\$27,000
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$279,360	\$265,390	\$265,390	\$248,030	\$248,030
+ Exempt Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$308,250	\$294,280	\$294,280	\$275,030	\$275,030
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$308,250	\$294,280	\$294,280	\$275,030	\$275,030

Photos



Sketches





No data available for the following modules: Commercial Buildings, Permits, 2017 Valuation (Sioux City), Valuation History (Sioux City), Iowa Land Records.

The maps and data available for access at this website are provided "as is" without warranty or any representation of accuracy, timeliness, or completeness. There are no warranties, expressed or implied, as to the appropriate use of the maps and data or the fitness for a particular purpose. The maps and associated data at this website do not represent a survey. No liability is assumed for the accuracy of the data delineated on any map, either expressed or implied.

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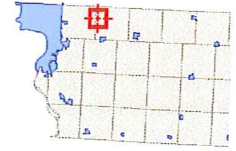
Schneider

Developed by  
The Schneider  
Corporation





Overview



Legend

- Roads
- ▭ Corp Boundaries
- ▭ Townships
- County Residential Sales
- 2014
- 2015
- 2016
- Sioux City Residential Sales
- ▭ Parcels

Parcel ID	894518100008	Alternate ID	867086	Owner Address	LIEBER RODNEY D & JODIP
Sec/Twp/Rng	18-89-45	Class	R		LIEBER
Property Address	2024 120TH ST	Acreage	8.81		310 N DERBY LN UNIT 380
	LAWTON				NORTH SIOUX CITY SD 57049-7619
District	BNLB				
Brief Tax Description	BANNER TOWNSHIP IRREG TCT IN NENW BEG AT NE COR OF NE 1/4 THNC S 502.26'THNC NWLY 191.82'THNC SWLY 86.42'THNC SWLY 129.13'THNC NWLY 245.45'THNC W TO A PT THAT IS 356.16'THNC E 978.43'TO POB 18-89-45				

(Note: Not to be used on legal documents)

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