

BOARD OF SUPERVISOR'S Regular Meeting
March 20, 2018 Board of Supervisors' Room
Webster County Courthouse

The Board of Supervisors met in Session on the above date with the following members present: Leffler, Dencklau and Thode. Absent: Campbell and Carlson

The meeting was called to order by Vice Chairman Dencklau.

Moved by Leffler, seconded by Thode to approve agenda as presented. Motion carried unanimously.

Moved by Thode, seconded by Leffler to approve the March 13, 2018 meeting minutes.

Moved by Leffler, seconded by Thode to receive and place on file longevity pay increase for Christy Nelson from \$20.85 to \$20.90 per hour, effective March 16, 2018, as per recommendation of James V Stubbs, Webster County Sheriff. Motion carried unanimously.

Moved by Thode, seconded by Leffler to approve Chairman to sign new Webster County policy "Uniform/Clothing Allowance". Motion carried unanimously.

Moved by Leffler, seconded by Thode to approve Class C Liquor License (LC) (Commercial) for Lakeside Municipal Golf Course, 1417 Nelson Ave., Fort Dodge, Iowa. Motion carried unanimously.

Moved by Thode, seconded by Leffler to approve Class B Beer License (BB) (Includes Wine Coolers) for Harlan and Hazel Rogers Sports Complex, 1628 Nelson Ave., Fort Dodge, Iowa. Motion carried unanimously.

Moved by Leffler, seconded by Thode to receive and place on file annual Manure Management Plan from Mac South/Mac East Finisher Farm 3277 Baxter Ave., Gowrie, Iowa. (Copy on file in Auditor's Office) Motion carried unanimously.

Moved by Thode, seconded by Leffler to receive and place on file annual Manure Management Plan from Rodewald #1, 2905 Valley Dr., Rockwell City, Iowa (Calhoun County). (Copy on file in Auditor's Office) Motion carried unanimously.

A Public Hearing on second consideration to amend Zoning Ordinance 046 as follows: Sections 4.04.05(9a.) and 4.05.05(10a.) amend homestead density exceptions in the A-1, Agricultural Preservation District, and A-2, Transitional Agricultural District; Section 4.10.07 amend maximum height of structures in the I-1, Industrial District; Article 7 amend regulating signs and signage. No written or oral comments were received. Vice Chairman Dencklau closed the hearing.

Moved by Leffler, seconded by Thode to approve second consideration and waive third consideration to amend Zoning Ordinance 046 as follows:

AMENDMENT TO ORDINANCE NUMBER 046, THE ZONING ORDINANCE FOR THE UNINCORPORATED AREA OF WEBSTER COUNTY, IOWA

WHEREAS, the Planning and Zoning procedures outlined in Article 11, Changes and Amendments of Ordinance Number 046 have been followed, and

WHEREAS, said Zoning Ordinance was established and amended from time to time in accordance with the provisions of the Iowa Code, Section 335, and

WHEREAS, the Planning and Zoning Commission has published and held a public hearing regarding the pros and cons of the proposed change as they relate to the established policy, goals, and objectives of the Comprehensive Plan, and

WHEREAS, the Planning and Zoning Commission has recommended approval of said proposed textual amendments to the Board of Supervisors of Webster County, and

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF WEBSTER COUNTY, IOWA THAT: the following text amendments shall be made to said Zoning Ordinance as follows:

1. Amend Section 4.04.05(9.a.), "Homestead Density Exception" of the A-1, Agricultural Preservation District, located on pages 68 & 69 to clarify the wording of this section and allow non-farm residences to be re-established or established regardless of existing non-farm home densities in a quarter section.
2. Amend Section 4.05.05(10.a.), "Homestead Density Exception" of the A-2, Transitional Agricultural District, located on page 73 to clarify the wording of this section and allow non-farm residences to be re-established or established regardless of existing non-farm home densities in a quarter section.
3. Amend Section 4.10.07, "Height and Lot Requirements" of the I-1, Industrial District located on page 89 to raise the maximum structure height from the current 35 feet to 100 feet for all use categories.
4. Amend Section 7.02.06, "Projecting or Pole" of Article 7, Sign Regulations adding definition of pole sign, located on page 106.
5. Amend Section 7.03, "Sign Schedules," Item 1 of Article 7, Sign Regulations located on page 107 by deleting the columns TA-1, I-2 and CO from the table.
6. Amend Section 7.03, "Sign Schedules," Item 1 of Article 7, Sign Regulations located on page 107 to eliminate a conditional use requirement for subdivision entrance signs in the R-1, R-2 and R-3 districts; projecting signs in the A-2, C-1, I-1 and ME districts; wall signs in the R-3 district, and ground or low profiles signs in the A-1, A-2, R-1, R-2, R-3, C-1, I-1 and ME districts and allows them by right if sign type standards are met except for wall signs in the R-3 district where they would not be permitted. Lastly, it amends the table by replacing the "+," "-", "C" notation system with: P = permitted, N = not permitted and C = conditional use permit notation system.
7. Amend Section 7.03, "Sign Schedules," Item 2 of Article 7, Sign Regulations located on page 107 by 1) reducing maximum sign area for real estate signs from 32 to six (6) square feet except in the A-1 and A-2 districts, 2) deleting the TA-1, I-2 and CO districts from the table, and 3) adding the district named AG/I and applying the former numbers found in the I-2 column to this district.
8. Amend Section 7.03, "Sign Schedules," Item 3 of Article 7, Sign Regulations located on page 108 to delete the TA-1, I-2 and CO rows from the table and add the AG/I district where the I-2 district numbers used to be.
9. Amend Section 7.03, "Sign Schedules," Item 4 of Article 7, Sign Regulations located on page 109 to: 1) rename the TA-1 zone as the A-2 zone, 2) delete the non-existing zones of C-2, MUC, I-2 and CO, 3) add a row each for the AG/I and ME zoning districts and 4) set the sign area maximum at 50 square feet and sets the sign height maximum at 10 feet in these two districts.
10. Create a Section 7.05, "Electronic Message Board/Centers," of Article 7, Sign Regulations located on page 109.

NOW THEREFORE, having considered all of the above and making public notice in accordance with Section 335 of the Iowa Code for revising county zoning ordinances,

BE IT ORDAINED AND RESOLVED BY THE BOARD OF SUPERVISORS OF WEBSTER COUNTY, IOWA, THAT: the current and previously duly established version of the Webster County Zoning Ordinance be amended using the textual changes cited above.

First Reading: Approved 3/13/2018

ATTEST: s/Doreen Pliner

Second Reading: Approved 3/20/2018

Webster County Auditor

Third Reading: Waived 3/20/2018

Webster County Board of Supervisors

s/Keith Dencklau, Supervisor

s/Merrill Leffler, Supervisor

s/Bob Thode, Supervisor

Absent: Mark Campbell, Chairman Board of Supervisors, Nick Carlson, Supervisor

Roll call vote, Ayes: Leffler, Thode and Dencklau; Nays None Motion carried unanimously. Motion carried unanimously.

Moved by Thode, seconded by Leffler to approve permit application from Deano's Road Dust Control, Mason City, Iowa, to apply calcium chloride dust control treatment in 2018. (Copy on file in Engineer's Office) Motion carried unanimously.

Moved by Leffler, seconded by Thode to approve and authorize Chair to sign permit from MidAmerican Energy to extend temporary electric service across to 2409 – 2415 240th Street in Section 9, Township 88 North, Range 28 West, Pleasant Valley Township. (Copy on file in Engineer's Office) Motion carried unanimously.

Moved by Thode, seconded by Leffler to approve and authorize Chair to sign temporary construction easement agreements associated with four bridge replacement projects scheduled for letting on March 27, 2018. (Copy on file in Engineer's Office) Motion carried unanimously.

Moved by Leffler, seconded by Thode to allow claims

Moved by Thode, seconded by Leffler to adjourn.

s/Doreen Pliner
Webster County Auditor

s/Keith Dencklau
Vice-Chair, Board of Supervisors