

**A G E N D A**  
**PLANNING AND ZONING COMMISSION MEETING**  
**APRIL 22, 2015**  
**AT CITY HALL**

1. Call meeting to order at 4:00 p. m.
2. Roll call
3. Approval of 04-22-15 Agenda
4. Approval of 03-25-15 Minutes
5. Larry Severeide – Variance Hearing – Front Yard Setbacks, Rear Yard setbacks and Lot Size
6. Greg McKenzie – Zoning Change Hearing from R-1 (Single-Family Residential District) to C-B (Central Business)
7. Brian Collette – 179 Suncoast Dr - Variance Request – Side yard setback
8. Jody Reich – 191 Suncoast Dr – Variance Request – Side yard setback
9. BNSF – 1125 N Hwy 105 N – 100ft Communications Tower and 10’x10’ Radio Building
10. Other Business
11. Adjournment

**MINUTES OF THE NORTH SIOUX CITY PLANNING & ZONING COMMISSION  
MEETING OF WEDNESDAY, APRIL 22, 2015**

The regular meeting of the North Sioux City Planning and Zoning Commission was held Wednesday, April 22, 2015, at City Hall. Meeting was called to order by Streeter at 4:03 p.m.

Finance Assistant Jennifer Roupe, Building Inspector Gary Roan and the following Commission members were in attendance: Holbrook, Linden, Meyer and Streeter.

Motion by Meyer, second by Linden to approve the agenda as presented. Unanimous.

Motion by Holbrook, second by Meyer to approve the March 22, 2015, minutes as presented. Unanimous.

Larry Severeide - Public Hearing – Variance Front Yard Setback, Rear Yard Setback and Lot Size.

Public hearing on request for variance was opened at 4:05 p.m. No public input. Motion by Meyer, second by Linden to close public hearing at 4:07 p.m. Unanimous. Motion by Holbrook, second by Meyer to approve the variance request as presented. Unanimous.

Brian Collette – 179 Suncoast Dr - Variance Request – Side yard setbacks

Motion by Linden, second by Holbrook to schedule a variance hearing for May 13, 2015, at 4:05 p.m., for Side Yard Setbacks. Unanimous.

Jody Reich – 191 Suncoast Dr - Variance Request – Side Yard Setback

Motion by Linden, second by Meyer to schedule a variance hearing for May 13, 2015, at 4:10 p.m., for Side Yard Setbacks. Unanimous.

Greg McKenzie - Public Hearing – Zoning change from R1 (Single-Family Residential District) to C-B (Central Business).

Public hearing on request for zoning Change was opened at 4:15 p.m. No public input. Motion by Holbrook, second by Meyer to close public hearing at 4:18 p.m. Unanimous. Motion by Holbrook, second by Linden to approve the zoning change request as presented. Unanimous.

BNSF – 1125 N Hwy 105 N – 100ft Communications Tower and 10’x10’ Radio Building.

Motion by Linden, second by Meyer to approve the drawings and building permit as presented. Unanimous.

Other Business:

None

**ADJOURNMENT:**

Motion by Meyer, second by Holbrook to adjourn. Unanimous.

Dated this April 22, 2015

Jennifer Roupe  
Finance Assistant