

**A G E N D A**  
**PLANNING AND ZONING COMMISSION MEETING**  
**SEPTEMBER 23, 2015**  
**AT CITY HALL**

1. Call meeting to order at 4:00 p. m.
2. Roll call
3. Approval of 09-23-15 Agenda
4. Approval of 09-09-15 Minutes
5. Belmont Villas – Zoning change hearing
6. Charles Hoffman – Variance hearing request – 325 Lakeshore Dr.
7. Survey Plat – Plat of Lots 44A thru 50A of Tract 4 of River Valley Addition North Sioux City, Union County, South Dakota  
Vacating Lots 45 thru 48 of Tract 4 Recorded on Book 32 of Plats on page 26 Therein
8. Survey Plat – Plat of Lots 74 thru 77 of tract 4 of River Valley Addition North Sioux City, Union County, South Dakota
9. Comprehensive plan update from Toby Brown with SECOG
10. Other Business
11. Adjournment

**CORRECTED MINUTES OF THE NORTH SIOUX CITY PLANNING & ZONING COMMISSION  
MEETING OF WEDNESDAY, SEPTEMBER 23, 2015**

The regular meeting of the North Sioux City Planning and Zoning Commission was held Wednesday, September 23, 2015, at City Hall. Meeting was called to order by Streeter at 4:00 p.m.

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

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

Motion by Meyer, second by Benson to approve the September 9, 2015, minutes as presented. Unanimous.

Public Hearing - Belmont Villas –Zoning Change Request

Public hearing on request to rezone the following property from H-C (Highway Commercial) to R-3 (Multiple Family District) was opened at 4:05 p.m.

Tract A of Tract 3, River Valley Addition, North Sioux City, Union County, South Dakota

Tract A of Tract 4, River Valley Addition, North Sioux City, Union County, South Dakota

Lot 11 of Tract 5, River Valley Addition, North Sioux City, Union County, South Dakota

No public input. Motion by Linden, second by Meyer to close public hearing at 4:13 p.m. Unanimous.

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

Variance Request for Rear Yard and Side Yard Setbacks – Charles A and Lynnette K Hoffman

Lot 4, Block 2, Alcoma Acres, North Sioux City, Union County, South Dakota

Motion by Holbrook, second by Benson to schedule a variance hearing for October 14, 2015, at 4:05 p.m. Unanimous.

NOTE: Variance hearing has been rescheduled for October 28, 2015, at 4:05 p.m.

Survey Plat – River Valley

Motion by Meyer, second by Holbrook to approve the following survey plat as presented. Unanimous.

Plat of Lots 44A thru 50A of Tract 4 of River Valley Addition, North Sioux City, Union County, South Dakota

Vacating Lots 45 thru 48 of Tract 4 Recorded on Book 32 of Plats on page 26 Therein

Survey Plat – River Valley

Motion by Linden, second by Meyer to approve the following survey plat as presented. Unanimous.

Plat of Lots 74 thru 77 of Tract 4 of River Valley Addition, North Sioux City, Union County, South Dakota

Comprehensive Plan – Toby with SECOG

Information and discussion only. No action taken.

Other Business:

No other business.

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

Dated this October 6, 2015

Jennifer Roupe  
Finance Assistant