

**A G E N D A**  
**PLANNING AND ZONING COMMISSION MEETING**  
**OCTOBER 28, 2015**  
**AT CITY HALL**

1. Call meeting to order at 4:00 p. m.
2. Roll call
3. Approval of 10-28-15 Agenda
4. Approval of 10-14-15 Minutes
5. Request for Variance Hearing - Set-Backs - 500 N Derby – Ho-Chunk
6. Request for Variance Hearing - More than one principal structure on a lot – 1111 Military Road – Chad Levering
7. Variance Hearing for side yard set-back – 11 Union Court - Charles Hoffman
8. Comprehensive Plan - Toby Brown / SECOG
9. Other Business
10. Adjourment

**APPROVED**  
**NORTH SIOUX CITY PLANNING COMMISSION**  
**REGULAR MEETING MINUTES**  
**OCTOBER 28, 2015**

The meeting of the North Sioux City Planning Commission was held Wednesday, October 28, 2015, at City Hall. Meeting was called to order by Streeter at 4:00 p.m.

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

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

Motion by Meyer, second by Linden to approve the October 14, 2015 minutes as presented. Unanimous.

Variance Request for Rear Yard and Side Yard Setbacks – 500 North Derby Lane - Ho-Chunk

Lot 1 of Tract 26 Gateway Business Park 2nd, North Sioux City, Union County, South Dakota

Motion by Holbrook, second by Benson to schedule a variance hearing for November 25, 2015, at 4:05 p.m.

Unanimous.

Variance Request for More than one principal structure on a lot – 1111 Military Rd - Chad Levering

Lots 4-5-6-7-8 & 9 Blk 2 McCook, North Sioux City, Union County, South Dakota

Motion by Meyer, second by Holbrook to schedule a variance hearing for November 25, 2015, at 4:10 p.m.

Unanimous.

Variance Hearing for Year Yard Setbacks – 11 Union Ct - Charles A and Lynnette K Hoffman

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

Public hearing on request for variance for Rear Yard and side Yard Set-Backs was opened at 4:16 p.m.

No public input.

Motion by Meyer, second by Linden to close public hearing at 4:22 p.m. Unanimous.

Motion by Holbrook, second by Benson to approve the variance request as presented. Unanimous.

Comprehensive Plan - Toby Brown from SECOG

No action taken.

Other Business:

1. Roan inquired about a possible code violation on Union Court. Issue will be addressed by City Code Enforcement.
2. Discussion was held and members agreed that Roan is authorized by the Commission to review and approve residential building permits provided the permit and drawing comply with regulations.
3. The Commission discussed concerns regarding the Casey Lift Station sewer capacity. Public Works Superintendent Tim Hogan updated the board. Lesa Cropley, NSC City Council Member, was in attendance and participated in the discussion.

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

Dated this October 28, 2015

Jennifer Roupe  
Finance Assistant