

**PLANNING COMMISSION MINUTES - FINAL**  
**North Sioux City Planning Commission**  
**February 10, 2016**

The regular meeting of the North Sioux City Planning Commission was called to order by Streeter at 4:05 p.m.

Commission members present were: Jacobs, Linden, Meyer, Olson, and Streeter. Also in attendance were Building Inspector Gary Roan, Ted Cherry, City Administrator, (via conference call) and Finance Assistant Jennifer Roupe.

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

Motion by Jacobs, second by Meyer to approve the January 7, 2016, Special Planning Commission and Council Meeting Minutes as presented. Unanimous.

**New Business**

Variance Request: Front Yard Set-Backs – Gary Donner and Nathan Donner d/b/a 5 Sons, L.L.C., 231 Centennial Dr  
Roan updated the Commission on the request with information not listed on the application. Jacobs asked about easements. Roan stated they don't have enough land to meet the ordinance requirements for a seven-plex. Motion by Linden, second by Jacobs to set a variance hearing for March 9, 2016.

Variance Request: Sign Size and Sign Height – Titan Storage, Avery Sign Company, 500 N Derby Lane  
The requestor is asking for a larger sign. Roan reviewed the signage requirements in the ordinance and added there are high-voltage MidAmerican lines above the proposed location. Olson asked if any business is located across the street, but there is only a field. Jacobs asked if they adhered to our ordinance, would they have enough room for their signage; Roan said yes. Motion by Jacobs, second by Linden to set a variance hearing for March 9, 2016.

Preliminary Plat (Revised): River Valley Development Phase I, Tim Brown  
Revised Preliminary Plat of Tract 4 of River Valley Addition, North Sioux City, Union County, South Dakota. Tim Brown provided the City and Commission members with the revised plat as well as covenants, declarations, easements and supplemental documents associated with the plat. Cherry provided a memo stating modifications recommended by Roan, Meyer, Cherry and Brown who had met previously to review documentation and ensure compliance. Discussion was held. Jacobs wanted to ensure all requests had been addressed. Brown went into detail. Motion by Jacobs, second by Olson to approve the revised preliminary plat presented and forward to the Council with a recommendation for approval.

Final Plat: Delmar Circle Lots 78 and 79, River Valley Development Phase I, Tim Brown  
Plat of Lots 78 & 79 of Tract 4 of River Valley Addition, North Sioux City, Union County, South Dakota was presented to the commission for consideration. Discussion was held. Motion by Jacobs, second by Linden to approve the final plat as presented and forward to the Council for approval.

**Other Business**

Jacobs requested Commission members to receive the meeting packet seven to ten days in advance of meeting.

Motion by Jacobs, second by Meyer to adjourn at 4:40 p.m. Unanimous.

Dated this February 10, 2016

Jennifer Roupe  
Finance Assistant