

UNAPPROVED MINUTES
North Sioux City Planning Commission
March 9, 2016

The regular meeting of the North Sioux City Planning Commission was called to order by Streeter at 4:00 p.m.

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

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

Motion by Olson, second by Jacobs to approve the February 10, 2016, minutes as presented. Unanimous.

New Business

Variance Hearing: Front Yard Set-Backs – Gary Donner d/b/a 5 Sons, L.L.C., 231 Centennial Dr.

Public hearing on request for variance on front yard set-backs was opened at 4:01 p.m. Brenda and Raleigh Beavers were not in favor of the front yard set-back as it would create privacy issues with apartment facing the back of her home and more individuals walking across their land. Brenda requested a fence to be put up and sidewalk installed. Property owner, Gary Donner, stated he owned apartments in this community and others, and wanted to be a good neighbor. His design with the set-back would allow for a better planned apartment. Motion by Linden, second by Jacobs to close public hearing at 4:26 p.m. Unanimous. Motion by Linden, second by Olson to deny the variance request as presented. Unanimous.

Variance Hearing: Sign Size and Sign Height – Titan Storage, Avery Sign Company, 500 N Derby Lane

Public hearing on request for variance on sign size and sign height was opened at 4:27 p.m. Public input was received from Ryan Avery, Avery Sign Company, and Dennis Johnson, HCI. Avery presented examples of various signs from local businesses stating that we allow the sign size and height being requested. Roan informed them that these signs are in a different zoned area of North Sioux City. Motion by Jacobs, second by Linden to close public hearing at 4:38 p.m. Unanimous. Motion by Jacobs, second by Linden to deny the variance request as presented. Unanimous.

Final Plat: River Valley Development – Derocher Brothers Construction

The Final Plat for Lots 49B and 50B of Track 4 of River Valley Addition, North Sioux City, Union County, South Dakota, Vacating Lots 49A and 50A of Tract 4 Recorded in Book 32 of Plats on Page 42 Therein was presented. Motion by Jacobs, second by Olson to approve the following survey plat as presented. Unanimous.

Variance Request: Sign Size – Alorica, Avery Sign Company, 300 Centennial Dr.

No paperwork provided. No action taken

Variance Request: Front Yard Set-Backs – HCI Construction, 623 Lakeview Dr.

Motion by Jacobs, second by Linden to set a variance hearing for April 13, 2016 at 4:00 p.m.

Other Business

Roupe updated commission members of building permits that have been approved by Roan prior to meeting.

Motion by Meyer, second by Jacobs to adjourn at 5:03 p.m. Unanimous.

Dated this March 9, 2016

Jennifer Roupe
Finance Assistant