

**UNAPPROVED MINUTES**  
**North Sioux City Planning Commission**  
**April 13, 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: Linden, Mitchell, Olson, Jacobs and Streeter. Also in attendance were Building Inspector Gary Roan and Finance Assistant Jennifer Roupe.

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

Motion by Linden, second by Mitchell to approve the March 23, 2016 minutes as presented. Unanimous.

**New Business**

Variance Hearing: Front Yard Set-Backs – HCI – 623 Lakeview Dr

Public hearing on request for variance on front yard set-backs was opened at 4:02 p.m.

Motion by Jacobs, second by Mitchell to close public hearing at 4:05 p.m. Unanimous. Motion by Jacobs, second by Linden to approve the variance request as presented. Unanimous.

Building permit: 7Plex Apartment Complex – Gary Donner DBA 5 Sons, LLC - 231 Centennial Dr

Motion by Jacobs, second by Olson to approve the building permit as presented. Unanimous

Final Plat: River Valley – Brown Wegher

The Final Plat for Lots 59 and 60 of Track 4 of River Valley Addition, North Sioux City, Union County, South Dakota. Motion by Olson, second by Mitchell to approve the following survey plat as presented with understanding that the covenants, signed easements and supplemental documents will be filed. Unanimous.

Final Plat: River Valley – Brown Wegher

The Final Plat for Lots 70 and 71 of Track 4 of River Valley Addition, North Sioux City, Union County, South Dakota. Motion by Olson, second by Linden to approve the following survey plat as presented with understanding that the covenants, signed easements and supplemental documents will be filed. Unanimous.

**Other Business**

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

- 3 Fence Permits
  - Lakeshore Dr, Union Ct, and Lloyd Ave
- 1 Addition/Garage
  - Suncoast Dr
- 1 Home
  - Harvest Bend

Motion by Olson, second by Linden to adjourn at 4:19 p.m. Unanimous.

Dated this April 13, 2016

Jennifer Roupe  
Finance Assistant