

**UNAPPROVED MINUTES**  
**North Sioux City Planning Commission**  
**February 22, 2017**

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: Holbrook, Jacobs, Linden, and Streeter. Also in attendance were Building Inspector Gary Roan, City Inspector Ted Cherry (conference call) and Finance Assistant Jennifer Roupe.

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

Motion by Linden, second by Jacobs to approve the January 11, 2017 minutes as presented. Unanimous.

**New Business**

Variance Hearing: Sign Height and Size for Highway Commercial – Hann Signs on behalf of Casey General Store – 100 S Derby Ln

Public hearing on request was opened at 4:02 p.m.

Discussion with held. Roan and Cherry communicated facts to commission members. Brian Hann with Hann Sign Company spoke in his behalf, Joan Christiansen with HRC voiced her approval of the sign variance.

Motion by Jacobs, second by Linden to close public hearing at 4:07 p.m. Unanimous.

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

Aye: Holbrook, Jacobs, Linden, Streeter. Variance passed.

Resolution Tax Incremental District Number Three (TID) Hearing

Public hearing on request was opened at 4:08 p.m.

Discussion with held; Roan and Cherry communicated facts to commission members. Todd Meierhenry of Meierhenry Sargent, LLP, on behalf of the City, gave details of the TID.

The resolution before the Commission today is to set the boundaries of the TID, recommend its creation, and submit this plan to the City Council for final approval for the following legal descriptions,

Lot 3 of Pederson's 1st Addition in NW1/4SE1/4 Section 15, Township 89 North, Range 48 West of the 5th PM, North Sioux City, Union County, South Dakota

Lot 3 of Avery Addition in Phase 2 in the South 20 rods of the North 40 rods of the East 20 rods of the West 60 rods in the NW1/4SE1/4 Section 15, Township 89 North, Range 48 West of the 5th PM, North Sioux City, Union County, South Dakota

The South 3 acres of a 5 acre tract, the 5 acre tract being described as follows: Commencing 60 rods East of the Northwest Corner of the Southeast Quarter in Section 15, Township 89 North, Range 48 West of the 5th Pm, North Sioux City, Union County, South Dakota thence South 40 rods, thence East 20 rods, thence North 40 rods, thence West 20 rods to the place of beginning.

Replat of Lot 1 Avery Addition Phase 1 in the NW1/4SE1/4 Section 15, Township 89 North, Range 48 West of the 5th PM, North Sioux City, Union County, South Dakota. (the "District").

Motion by Holbrook, second by Linden to close public hearing at 4:23 p.m. Unanimous.

Motion by Linden, second by Holbrook to approve the resolution request as presented and recommend to the City Council.

Aye: Holbrook, Linden. Nays: Jacobs. Resolution passed.

Other Business: Roupe updated commission members of 1 building permit that had been approved by Roan prior to meeting. 1-Twin homes Delmar Cir.

Motion by Linden, second by Jacobs to adjourn at 4:31 p.m. Unanimous.

Dated this February 22, 2017  
Jennifer Roupe  
Finance Assistant