

**UNAPPROVED MINUTES**  
**North Sioux City Planning Commission**  
**January 9, 2019**

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, Linden, Mitchell, Olson and Streeter. Also in attendance were Building Inspector Gary Roan, City Administer Ted Cherry and Finance Assistant Jennifer Roupe.

Motion by Linden, second by Mitchell to approve the agenda as presented. All members present voted aye.  
Motion by Mitchell, second by Linden to approve the November 28, 2018 minutes as presented. All members present voted aye.

New Business: Roan explained that the metes and bounds listed on these two plats will give them the flexibility to sell parts of the building without extra paperwork in the future.

PLAT of BUILDING 300, 1<sup>ST</sup> FLOOR AN ADDITION IN LOT 3, KEATING RESOURCES ADDITION, NORTH SIOUX CITY, UNION COUNTY, SOUTH DAKOTA

Motion by Holbrook, second by Linden to approve the plat as presented. All members present voted aye.

PLAT of BUILDING 300, 2<sup>ND</sup> FLOOR AN ADDITION IN LOT 3, KEATING RESOURCES ADDITION, NORTH SIOUX CITY, UNION COUNTY, SOUTH DAKOTA

Motion by Mitchell, second by Holbrook to approve the plat as presented. All members present voted aye.

**Conditional Use Applications**

McCook MHP Cott's Drive; McCook MHP 220 S Derby Lane; McCook MHP 416 Lakeshore Drive

Cherry informed that a new owner has purchased the three mobile home parks. The City had been working with the previous owners to get them up to code on everything, the City unclear if this information was relayed to the new owner. Cherry would like to add to the conditional use permit request the following; meeting the needs of the Mobile Home Park ordinances, plat maps provided with setbacks and withes listed, park plans submitted, location sign requirements are met, if required offices on site or park manager on site, and the lighting requirements are met. Mitchell inquired if the quantity of lots listed on each of the permits requests were correct and if there would be a residing park manager on site.

Motion by Mitchell, second by Olson to table items c, d, and e until the Conditional use permit paperwork can provide the required documentation and corrected information. All members present voted aye.

Other Business: Cherry relayed the information that FEMA will release the Preliminary Flood Insurance Rate Maps on 01-10-19 and FEMA will hold a Public Meeting for Union County at North Sioux City Hall on January 29, 2019 from 5:00 p.m. until 7:00 p.m. for any questions. Cherry also conveyed that the City is accepting letters of intent for the Planning Commission members and alternates, Parks Board (1 person from each ward) and the Cemetery Board. All interested parties can submit their letters to City Hall for consideration. Roupe updated commission members of approved building permits by Roan, prior to meeting: 1 Driveway at 610 Freedom Dr / 1 Morton Building at 507 S Flynn St, 1 Detached Garage at 924 Wildflower Bend and 2 homes at 194 N Canterbury Circle and 196 N Canterbury Circle.

Motion by Olson, second by Mitchell to adjourn at 4:22 p.m. All members present voted aye.

Dated this January 9, 2019

Jennifer Roupe

Finance Assistant