

UNAPPROVED MINUTES
North Sioux City Planning Commission
January 23, 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, Olson and Streeter. Also in attendance were Building Inspector Gary Roan, City Administer Ted Cherry and Finance Assistant Jennifer Roupe.

Motion by Olson, second by Linden to approve the agenda as presented. All members present voted aye.
Motion by Holbrook, second by Linden to approve the January 9, 2019 minutes as presented. All members present voted aye.

New Business:

Plat - LOTS 67 AND 84 OF TRACT 4 OF RIVER VALLEY ADDITION, NORTH SIOUX CITY, UNION COUNTY, SOUTH DAKOTA

Streeter asked if this was a replat. Cherry explained that these were originally plated for single family homes but agreed in 2015 to twin home. Now asking for single family home. Roan informed the member that they don't have enough room to build twin homes. Lot 84 had not been previously plated.

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

Plat – LOTS 86 THRU 89 OF TRACT 3 OF RIVER VALLEY ADDITION, NORTH SIOUX CITY, UNION COUNTY, SOUTH DAKOTA

Cherry educated the members that these plats would have twin homes that face Belmont Park Ave. There was a question about storm water drainage, the engineers have looked at this and said that if it drains down Belmont Park Ave. to the swells there is enough storage. Originally the Tax Increment District that was created the plot was scheduled to be commercial. Looking at the plan from a housing perspective and from a transition perspective for housing it makes more since to put housing instead. River Valley would like to add more twin housing on the North end of the lot at a later date once further drainage information that will face on to Sodrac. Having a large retention pond area in the back west side of lot that will drain on to the Sodrac running North then West to the lake. Gary informed the members that there was previously talk of having apartments at this location. The general consistence was that there were too many apartments.

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

Re-Zoning Request - Information Only - R-4 Mobile Home Park, R-3 Multi-Family and HC Highway Commercial to R-1 Single Family Residential - LAKESHORE ESTATES 1ST ADDITION IN LOT 7 OF LOT D IN GOVERNMENT LOT 1, GOVERNMENT LOT 2 AND SE ¼ - NW ¼ OF SECTION 15, T89N, R48W OF THE 5TH P.M. AND LOT 8 OF LOT D OUTLOT LESS R-1 NORTH SIOUX CITY, UNION COUNTY, SOUTH DAKOTA

Cherry informed that the request paperwork is incorrect and we are working with the owners to get corrected. The property is currently zoned in multiple ways and the request would be for R-1 Single Family Residential. Once all the paperwork is resubmitted a hearing would be set, the paper notified and the adjacent property owners would be contacted by mail. The Tax Increment District brought forward was to be mostly single family residential. There may be two different parcels requesting the re-zoning due to the sale of one of the properties has not gone through yet.

Other Business: Streeter inquired if the Mobile Home Park Conditional Use was still being worked on. Cherry replied yes.

Motion by Holbrook, second by Linden to adjourn at 4:18 p.m. All members present voted aye.

Dated this January 23, 2019

Jennifer Roupe

Finance Assistant