

**UNAPPROVED MINUTES**  
**North Sioux City Planning Commission**  
**February 27, 2019**

The regular meeting of the North Sioux City Planning Commission was called to order by Streeter at 4:01 p.m.

Commission members present were: Holbrook, Linden, and Streeter. Mitchell and Olson were absent. Also, in attendance were Building Inspector Gary Roan, City Administer Ted Cherry and Finance Assistant Jennifer Roupe.

Motion by Holbrook, second by Linden to approve the agenda as presented. All members present voted aye.  
Motion by Linden, second by Holbrook to approve the February 13, 2019 minutes as presented. All members present voted aye.

New Business:

Variance Hearing – Rear Yard Setback – 3-season addition to existing deck - 206 S Churchill Circle - Christine Pulscher

Streeter opened the hearing at 4:02 pm.

Roan explained that decks can be outside of the building envelope but if a roof is added it is concerned part of the home. This deck was built outside of the building envelope, and the owner is purposing to add a three season porch to the existing deck.

Public input –Pulscher provided drawings with the specifications of the color, roof and materials along with letters of approval from five adjacent property owners. Pulscher was not aware of the setback issue at the time of purchase.

Brock DeVries – 206 ½ S Churchill Circle – addressed the members with his concern in regard to the future owners of these homes. His understanding was that the twin homes were to be uniform.

Motion by Linden second by Holbrook to close the hearing at 4:27 pm. All members present voted aye.

Motion by Linden second by Holbrook to approve the variance request. All members present voted aye.

Building permit process discussion – Cherry wanted the member to define what building permits Roan was able to approve without the request going through the Planning Commission Meeting. Roan in the past, has been approving building permit that are residential, conforming and have meet all specifications. Streeter said that as long as Roan is checking them out. Having Roan approve these permits would elevate the long wait time of waiting for a Planning meeting. Linden stated if the permit meets all criteria the permit should be approved by Roan. Anything questionable would be brought to the members of the board.

Motion by Holbrook, second by Linden to accept the building inspector to approve any residential, compliant building permits that meet criteria. All members present voted aye.

No building permits have been issued so no updates were given.

Other business:

Motion by Holbrook, second by Linden to adjourn at 4:38 p.m. All members present voted aye.

Dated this January 27, 2019

Jennifer Roupe

Finance Assistant