

**UNAPPROVED MINUTES**  
**North Sioux City Planning Commission**  
**April 17, 2019**

The regular meeting of the North Sioux City Planning Commission was called to order by Streeter at 4:04 p.m.

Commission members present were: Holbrook, Linden, Olson, Mitchell 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 Olson, second by Linden to approve the April 10, 2019 minutes as presented. All members present voted aye.

**New Business:**

Rezoning Hearing – HC Highway Commercial to R-3 Multiple Family District – TRACT 3 LESS LOTS 25-42 RIVER VALLEY ADD IN N1/2 SW1/4 N SIOUX CITY LESS 1.50A FOR LOT A OF TR3 RV ADD (2.165A) – 121 S SODRAC DRIVE, NORTH SIOUX CITY, SD 57049

Streeter opened the hearing at 4:06 p.m. Cherry clarified that in May 2015 a project called Belmont Estates called for 19 connected condo style units to be built. The way the motion was made by City Council in October 2015 that if River Valley did not abide by the Belmont Estate plan the zoning would revert back to Highway Commercial. With this R-3 (Multiple Family) zoning request the plan is to put 4 twin homes and 1 tri-plex. The preliminary plat shows 2 of the twin homes will face Belmont Park Ave and 2 of the twin homes will face Sodrac Dr. with the tri-plex also facing Sodrac Dr.

David Gill located at 182 S Churchill Cir stated that when there is a sizable rain, water ponds east of his lot.

Roan educated that we will require a grading/drainage plan on all plans submitted.

Motion by Holbrook second by Mitchell to close the hearing at 4:22 pm. All members present voted aye.

Motion by Mitchell second by Linden to approve the rezoning request. All members present voted aye.

**Plat – Preliminary Plat – TRACT 3 RIVERVALLEY ADDITION NORTH SIOUX CITY, UNION COUNTY, SOUTH DAKOTA**

Cherry informed that dentition ponds are being worked with our engineers, this would come forward on the final plat. Roan reminded member that they will be receiving final plats of the lots with the set-backs. Cherry's understanding is that Brown Wegher plans on developing these lots.

Motion by Mitchell second by Linden to approve the following survey plat as presented and recommend it to City Council for approval. All members present voted aye.

**Plat – LOTS 86 THUR 89 OF TRACT 3 OF RIVERY VALLEY ADDITION NORTH SIOUX CITY, UNION COUNTY, SOUTH DAKOTA**

Mitchell inquired what the current zoning was for this land. Cherry informed that it is Highway Commercial.

Motion by Mitchell second by Holbrook to approve the following plat as presented and recommend it to City Council for approval. All members present voted aye.

**Plat – LOTS 67 THUR 84 OF TRACT 4 OF RIVERY VALLEY ADDITION NORTH SIOUX CITY, UNION COUNTY, SOUTH DAKOTA**

Mitchell inquired what the current zoning was for this land. Cherry informed that it is residential.

Motion by Linden second by Mitchell to approve the following plat as presented and recommend it to City Council for approval. All members present voted aye.

**Other Business:**

Building Permits / Fence 302 Rose St – Basement 185 N Churchill Cir - Screen Porch 206 S. Churchill Cir  
Streeter asked for an update of the house located at 200 Main St. Roan informed members that this is a manufactured home and referenced ordinance 15.30 (Mobile/Manufactured Homes Located Outside of

Mobile/Manufactured Home Park District). This home has 31 different holes dig downs 4ft deep, cinderblocks, the correct tie downs, anchors and a steel I-Beam frame. This is recognized as a permanent foundation. Concrete board foundation will be around the outside not skirting.

Motion by Linden, second by Holbrook to adjourn at 4:35 p.m. All members present voted aye.

Dated this April 17, 2019

Jennifer Roupe

Finance Assistant