

UNAPPROVED MINUTES
North Sioux City Planning Commission
August 14, 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: Carpenter, Linden, Olson and Streeter. Absent: Holbrook and Mitchell. 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 Olson, second by Linden to approve the July 24, 2019 minutes as presented. All members present voted aye.

New Business:

Conditional Use Hearing – Non Traditional Business in an R-1 – Sioux City Fence – 207 Lakeview Drive
Cherry asked the commission members to table the Conditional Use Hearing until August 28, 2019 due to a family medical issue. Due to the situation the owners of the company would not be available to speak on their behalf and answer any questions brought upon them. Olson asked if member of the audience should speak on the request. Richard Headid, 605 Lakeview Dr. indicated a commercial business in a residential zoning is against City Ordinance. The concern comes from the semi's and 18 wheelers delivering on the city street. Jeff Youngstrom, 602 Lakeview Dr. neighbor of Scott stated that everything is quiet and this business has been no inconvenience to him or his family. Headid did make the remark that this business has been doing business for a long time and if required to move, they should have adequate time to do so. We do not want to lose a business. Motion by Olson, second by Linden to table the Conditional Use Permit Request until August 28, 2019
All members present voted aye. Hearing Notices will be sent again.
Carpenter commented on the process of Rezoning. Cherry detailed that we post on property, send to adjacent to land owners and put it in the paper.

Plat - Lots 6A and 7A, Block 7 Avondale Park Addition, North Sioux City, Union County, South Dakota.
Two adjacent lots purchased, a trailer removed from 1 lot and new plat created with 2 conforming/buildable lots. Headed inquired if the trailer can be moved. Roan will get in touch with Dennis to confirm. Carpenter asked if there was any word on rezoning. Cherry stated we have not received any requests for rezoning. Roan verified that it meets all minimum requirements.
Motion by Linden second by Carpenter to approve and recommend to City Council August 19, 2019. Member roll call. All members present voted aye.

Information Only – Thrive Fitness 116 Gateway Dr – Building Permit remodel information. Roan verified not structural change just interior.

Information Only - 556-558 River Drive – Building permit remodel information. Roan verified not structural change just interior.

Other Business: 2 Decks: 128 Delier and 30 Cott's / 2 Remodels: 910 Wildflower Bend and 556-558 River Drive / 1 Shed: 912 Wildflower Bend

Motion by Olson, second by Linden to adjourn at 4:16 p.m. All members present voted aye.

Dated this August 14, 2019
Jennifer Roupe
Finance Assistant