

**UNAPPROVED MINUTES**  
**North Sioux City Planning Commission**  
**February 26, 2020**

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. Absent: Mitchell and Carpenter. Also, in attendance were Building Inspector Gary Roan, and Finance Assistant Jennifer Roupe.

Motion by Holbrook second by Olson to approve the agenda as presented. All members present voted aye.

Motion by Linden, second by Holbrook to approve the December 26, 2019 minutes as presented. All members present voted aye.

\*New Commercial Building – BVD Properties – Andrew Devries provided information for the proposed building. Plans and drainage study were provided. Roan asked Andrew to provide a letter drawn up with a joint easement agreement for the retention and storm water inlet. The agreement would need to be signed by all adjacent property owners. No action taken.

\*Wegher Construction Co. - Permanent Sanitary Sewer Easement - Roan explained that the approved plat on S Sodrac Dr intended for two twin homes and one tri-plex did not have sanitary sewer for these lots. The sanitary sewer line will be parallel to the right-a-way line on the property and tie in to the City sewer on the south end. The City did not want to be responsible for sanitary sewer service line on property that the City doesn't own. This permanent sanitary sewer easement has the language that releases the City of any liability. This easement language will go to City Council for review and be part of the plat that is filed for the properties. No action taken.

\*Plat – ZORT TRACT 1 & BAKER TRACT 1 IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTIO 15, TOWNSHIP 89 NORTH, RANGE 48 WEST OF THE 5<sup>TH</sup> P.M., NORTH SIOUX CITY, UNION COUNTY, SOUTH DAKOTA.

Motion by Olson, second by Holbrook to approve the Plat as presented and send to City Council Meeting 03-02-20. All members present voted aye.

Other Business:

Roan informed members of a building permit that will be submitted in the future. The current plat shows one house. The lot is being divided into two lots and the owner will submit plans for another home. No action taken.

Roan informed members that the current house built on Lakeshore Cir. will have the garage floor lowered three feet to meet the ordinance of the two foot rise from the property line to the garage floor.

Update of building permits - 5 New homes; 904 Lakeshore Cir., 209 Merrill Ave., 201 S Canterbury Cir., 906 Wildflower Bend., 113/115 S Sodrac Dr – 3 Remodel; 4 Union Ct., 500 River Dr., 610 Freedom Dr. – Garage door; 707 Lakeshore Dr.

Motion by Olson, second by Holbrook to adjourn at 4:37 p.m. All members present voted aye.

Dated this February 26, 2020

Jennifer Roupe

Finance Assistant