

**UNAPPROVED MINUTES**  
**North Sioux City Planning Commission**  
**May 13, 2020**

The regular meeting of the North Sioux City Planning Commission was called to order by Streeter.

Commission members present were: Carpenter, Holbrook, Mitchell, Streeter and Olson. Also, in attendance were Building Inspector Gary Roan, and Finance Assistant Jennifer Roupe.

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

Motion by Olson, second by Mitchell to approve the April 22, 2020 minutes as presented. All members present voted aye.

Plat – Lot C 2, of Remaining Lot C, Gov't Lot 1, Section 15, T89N, R48W, on the 5<sup>th</sup> P.M., Union County, South Dakota - Cropley

Streeter will be abstaining from comments and voting on purposed plat. Dan Parks gave the details of the location and stating that is this brought forward from the City and not Cropley. The current street was put in where it came to the center of the Cropley property. Greg Meyer, who was the City Engineer at the time, referenced that the City would have to obtain that piece of property out in front of the location. To allow a street to go through. It was not done at that time. Through conversation with the property owner, the City is determined to purchase this property to allow a street to go through. Olson stated he had been contacted by a few people in regards to the traffic if Lakeshore goes through to Southlake Blvd. Olson inquired why it was changed and that at one point when Lakeshore Estates there were all cul-de-sacks. Parks brought up that it was originally designed back in the 90's that Lakeshore Dr was designed to be a through street. Parks was a proponent to have two entrances from a fire/emergency perspective. Parks advised of the S curve off of Streeter Dr. Bart Connelly communicated to commission members that they had drew up both plans one with cul-de-sac's in January and the through street in April. Carpenter questioned why if the plat has already been seen by City Council why it is coming to Planning and Zoning now. Parks relayed the information that this Plat needed to be decided before Item B could be addressed.

Motion by Holbrook second by Olson to approve the Plat as presented and send to City Council Meeting 05-18-20. Carpenter, Holbrook, Mitchell, Olson (4) voted aye. Streeter (1) abstain.  
Passed

Preliminary Plat – LAKESHORE ESTATES THIRD ADDITION TO THE CITY OF NORTH SIOUX CITY, ALL IN LOT 8 OF LOT D AND LOT A2, ALL IN SECTION 15, TOWNSHIP 89 NORTH, RANGE 48 WEST, 5<sup>TH</sup> P.M., UNION COUNTY, SOUTH DAKOTA (LOTS 1 THRU 13 AND R2)

Roan provided descriptions, building envelopes and set backs on the purposed lots and the layout of the preliminary plat. Mitchell asked about the 45 degree angle on a lake side lot and accretion land. Roan talked about the contour of the lake and the high bank, these factors will have different bearings on the different lots and purposed building permits. These will all be

address on an individual basis. Carpenter talked about the set-backs and if they will be the same for all lots. Roan reminded the commission members that the lakeside is considered the front yard and would have front yard setbacks. Roan will look at all plans and make sure the line of site views from the corner of the purposed homes all comply.

Motion by Carpenter, second by Holbrook to approve the Preliminary Plat as presented and send to City Council Meeting 05-18-20. Carpenter, Holbrook, Mitchell, Olson (4) voted aye. Streeter (1) abstain.

**\*Re-Plat**

Andrew Nilges, NSCEDC Executive Director explained that the replat will take Lot 6 and decrease it from 1.75 acres to 1.09 acres and Lot 5 will increase from 2.54 acres to 3.22 acres. The NSCEDC has approved the re-plat as required in the Flynn Business Park covenants.

Motion by Mitchell, second by Carpenter to approve the Re-Plat as presented and send to City Council Meeting 05-18-20. All members present voted aye.

**Other Business:**

Update of building permits – (1) basement remodel, 127 Northshore Dr.; (1) building foundation, 925 Military Rd.; (1) Pool, 184 N. Churchill Cir; (1) shed, 908 Wildflower Bend; (1) Addition to Driveway, 630 Lakeshore Dr.; (1) Addition to deck, 112 Verna St.; (2) Fence, 73 Northshore Dr. - 210 Delmar Cir.; (5) deck, 200 ½ S. Churchill Cir. - 263 Westshore Dr. – 935 Campbell St. – 1 Alcoma Dr. – 196 N Canterbury Cir.

Motion by Olson, second by Mitchell to adjourn at 4:36 p.m. All members present voted aye.

Dated this May 13, 2020

Jennifer Roupe

Finance Assistant