

**UNAPPROVED MINUTES**  
**North Sioux City Planning Commission**  
**June 10, 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: Carpenter, Holbrook, Mitchell, Olson and Streeter. Also, in attendance were Building Inspector Gary Roan and finance assistant Jennifer Roupe.

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

Motion by Carpenter, second by Holbrook to approve the May 27, 2020 minutes as presented. All members present voted aye.

\*Building Permit – ABS Storage – 200 S Sodrac Drive

Building permit/drawings approved from Brown Wegher, drainage report provided, water/sewer available.

Motion by Carpenter, second by Mitchell to approve the Building Permit as presented. All members present voted aye.

\*Plat - Plat – LOT A1 ACCRETION TO DAM TRACT1, IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 89 NORTH, RANGE 48 WEST OF THE 5<sup>TH</sup> P.M., NORTH SIOUX CITY, UNION COUNTY, SOUTH DAKOTA. Olson inquired why when the accretion land starts after the current property line it heads south instead of following the current property line. Roan replied that this was approved from the state. No additional information was provided. With this acquired land there in no encroaching on to adjacent properties. Olson stated if the purposed accretion land on the east side was to follow the current lot line he would not have a concern with the plat. Mitchell asked if the neighbor to east knows about the purposed plat. Carpenter stated he thinks any adjacent land owner needs to be notified before settled upon. Olson is denying the plat and requests that the current property line continues straight through the accretion ground to the lake edge and eliminate the angle.

Motion by Olson, second by Holbrook to deny the presented plat. Carpenter, Holbrook, Olson, Streeter aye. Mitchell nay.

\* Plat – RIVER VALLEY ADDITION IN THE N1/2 OF THE SW1/4 OF SECTION 15, T89N, R48W 5<sup>TH</sup> P.M., NORTH SIOUX CITY, UNION COUNTY, SOUTH DAKOTA TRACT 13 VACATIN PART OF TRACT 5, RIVERY VALLEY ADDITION

Motion by Mitchell, second by Holbrook to approve the Plat as presented and recommend it to City Council 06-15-2020. All members present voted aye.

Other Business: John Binkly addresses the members in regards to a piece of land, next to 590 Lakeshore Dr. that the owner is piling dirt. Binkly stated this has been going on for over a year and he has personally witnessed side dumps of dirt being distributed. He claims that none of the adjacent property owners have been notified. This has nothing to do with property line or

angles, but the owner of the undeveloped land is substantially alter the elevation of the property. Binkly and property owner have had conversations in regards to the dirt and elevation. Roan has been in contact with the property owner and has requested a site grading plan for property in question. Roan will contact property owner again and report back to members. Olson asked that this is revisited on the June 24, 2020 meeting.

Update of building permits –

TK3	503-509 S Flynn	New Build
R Perry	504 Prosperity Way	New Build
Ibrahim Bawi	594 Lakeshore Dr	Shed
Beverly Roth	181 N Churchill	Fence
Mike Geesaman	11 Alcoma	Fence
Nick Buckley	908 Wildflower Bend	Fence

Motion by Olson, second by Carpenter to adjourn at 4:55 p.m. All members present voted aye.

Dated this June 10, 2020

Jennifer Roupe

Finance Assistant