

UNAPPROVED MINUTES
North Sioux City Planning Commission
July 22, 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, Mitchell, Olson and Streeter. Absent: Carpenter. Also, in attendance were Building Inspector Gary Roan and finance assistant Jennifer Roupe.

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

Motion by Holbrook, second by Olson to approve the July 8, 2020 minutes as presented. All members present voted aye.

Variance Hearing – Hearing did not take place due to Notice and Order was not published.

Plat – STREETER LOT E1 OF LOT 8 OF LOT D, NORTH ½ OF NW ¼, SECTION 15, T89N, R48W NORTH SIOUX CITY, UNION COUNTY, SOUTH DAKOTA

Memo: Land is part of the old access road this will give Streeter's access to the back garden

Motion by Mitchell, second by Holbrook to approve the Plat as presented and recommend it to City Council 08-12-2020. All members present voted aye.

Plat – STREETER LOT E2 OF LOT E, NORTH ½ OF NW ¼, SECTION 15, T89N, R48W NORTH SIOUX CITY, UNION COUNTY, SOUTH DAKOTA

Memo: land will allow developer to create another buildable lot

Motion by Mitchell, second by Olson to approve the Plat as presented and recommend it to City Council 08-12-2020. All members present voted aye.

Discussion – Draft 2020 Revised North Sioux City Zoning Ordinance – Mitchell would like to see the numbers referenced on the charts (on the different ordinances) to match and be easier to follow. Roan address the request of changing the side yard setback from 15' to 25'. This option makes it harder for the developer and reduces the size of the building envelope. Mitchell asked that the 30' set back from a public street be added to the mobile/manufactured home park be added. Roan requested that the reference to concrete pads for the mobile/manufactured home be changed to the City's adopted Building Code. Mitchell mentioned a few references that will be updated. Roan mentioned that the City Council would like to see a red-line version of the changes. Patrick with SECOG claims this is not available in redline format. Commission member will have another meeting to look over changes and a potential hearing date will be set for August 26, 2020 meeting.

Other Business: Michael Albrecht addressed members that he was scheduled for a Conditional Use hearing on today's date July 22, 2020 for the Albrecht's to park and occupy a travel trailer (RV) on their property while they demo and build a new home at 221 Westshore Dr. Due to an error with the newspaper, the required publication did not get published in time. The new Conditional Use hearing date is August 12, 2020 at 4:00 p.m. Both he and his wife Nancy are not very happy with the process and the new hearing date. The requirements were explained prior to today's date. Streeter questioned how long the trailer would be located on the property and if they were going to hook up to the sewer

line. Michael stated the time frame would be a minimum of 6 months and that their intent was to make a permanent connection to the water and sewer lines. Michel claims that the water and sewer lines are available and easily connectable. The RV business that rents the trailers would come out and put skirting around bottom of the trailer and the design would be able to withstand the cold weather. Eric Christensen addressed the members with information on the proposed Conditional Use Permit request. The ordinance does state in two different sections that this is not a permitted use. **5.32.040 Premises of occupied dwelling.** No person shall park or occupy any trailer on the premises of any occupied dwelling or on any lot which is not a part of the premises of any occupied dwelling, either of which is situated outside a trailer camp; except the parking of only one unoccupied trailer in an accessory private garage building, or in a rear yard in any district, is permitted providing no living quarters shall be maintained or any business practiced in the trailer while such trailer is so parked or stored. (Ord. 365 § 3, 2002: prior code § 4.0103)

17.24.030 Accessory uses. B. The parking of an unoccupied travel trailer, camping trailer, pick-up topper or pick-up camper, shall be permitted in the rear or side yard only. Patrick with SECOG referenced the fact that if it is in anywhere in the municipal code it is not variable. Rich Headid was asked if this request has been permitted in the past, his response was no. Olson referenced that a person on Lakeshore Drive within the past year was required to move the trailer that they were living in to a different location.

Other Business-Lakeshore Estates has provided a Design Review Committee Checklist for us to give to potential residents/contractors building homes in the Lakeshore Estates Development. Covenants will be included at a later time.

Update of building permits –

New Houses

221 Westshore Dr

907 Lakeshore Cir

Fences

109 Merrill Ave

209 S Churchill Cir

Detached Garage

916 Harvest Bend

118 Louis (Portable Garage)

Shed

60 Northshore Dr

Motion by Holbrook, second by Mitchell to adjourn at 5:02 p.m. All members present voted aye.

Dated this July 22, 2020

Jennifer Roupe

Finance Assistant