

UNAPPROVED MINUTES
North Sioux City Planning Commission
August 12, 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 Olson second by Mitchell to approve the agenda as presented. All members present voted aye.

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

Conditional Use Hearing – Albrecht - Request for a RV Travel Trailer to be placed and occupied during the demo and new construction of a home.

Streeter opened the hearing at 4:01 p.m.

Discussion: Mitchell stated that he feels this should have been a Variance request instead of a Conditional Use. Does not want this to set a precedent. Carpenter wants to see a letter from adjacent property owners stating no objections. A notice was sent to all property owners informing them of the hearing. No correspondence was received at City Hall in regards to said hearing. Michael Albrecht stated he was informed that neighbors received the notice. Albrecht explained that he was told a Variance would be a permanent request and a CU would be a temporary use. Carpenter would also like to see that a time limit should be noted. Roan stated all requests are looked at individually and decided upon. Albrecht stated he talked to a chairperson at Izaak's Walton and they did not have an objection to the request.

Motion by Holbrook, second by Carpenter to close the hearing at 4:12 p.m.

Motion by Mitchell, second by Holbrook to approve the Conditional Use request with the stipulations that the Conditional Use would be valid for 1 year from today and that the RV Travel Trailer would be hooked up to City sewer and water (metered) and returned back to as it was within the time frame.

Variance Hearing – Johns Stevens - Living quarters on 1st floor in Light Industrial Zoning

Streeter opened the hearing at 4:17 p.m.

Discussion: Olson inquired if there is going to be a business located on the 1st floor of the building. Roan stated he was not aware of a business. Streeter asked if we have allowed anything like this in the past. Roan stated not that he was aware of.

Motion by Olson, second by Carpenter to close the hearing at 4:27 p.m.

Motion by Mitchell, second by Olson to deny the Variance requested.

Building permit – FIMCO -

Discussion: Roan explained that the expansion would comply with all setbacks and the retention pond is able to accommodate the exposition.

Motion by Carpenter second by Holbrook to approve the building permit as presented. All member voted aye.

Purposed Zoning Draft – Patrick with SECOG informed the members that the memorandum was drafted to show the larger scale changes that were made to the zoning ordinance. Home occupation was brought up at the City Council meeting and it was the consensus that if it was enclosed in a building it was favored rather than having items out in the open on the property. Roan asked that Highway Commercial properties have fence front year set back identified in the regulations.

Roan would like to see stated in the ordinance and building permit that anyone that starts a building project without an approved North Sioux City Building permit be assessed a fine.

Other Business: Discussion Held: Mitchell asked about the purposed new annexing and zoning of the North section of City limits. Eric Christensen informed the members that there is a concept plan for future land north of town and is an ongoing City project with Stockwell Engineering. Once the land is removed from the FEMA Floodway it will be developed. Two different developers are interested in purposing different ideas. Carpenter referenced that this was directed with the State DOT traffic study that had been done.

Carpenter inquired about the time frame for the Conditional use permit for Sioux City Fence. A Hearing has been set for August 26, 2020.

Mitchell asked if the Mobile Home Conditional Use Permits have been issued. Answer is yes. Mitchell asked about the requirement of having a lot map posted with numbers.

Carpenter inquired about the RV Park located on HWY 105. Permit has been issued. The City has 2 RV Parks within City limits. Mitchell and Olson inquired about a mobile home trailer being placed in the Lakeshore trailer court. No record of an approved mobile home trailer permit. Roan will investigate.

Update of building permits –

3 fence permits – 9 Alcoma, 607 Lakeshore Dr, 1325 S Sodrac Dr

2 retaining walls – 369 Lakeshore Dr, 607 Lakeshore Dr

1 New Homes – 5 Bancroft Ct

Motion by Mitchell, second by Olson to adjourn at 5:43 p.m. All members present voted aye.

Dated this August 12, 2020

Jennifer Roupe

Finance Assistant