

UNAPPROVED MINUTES
North Sioux City Planning Commission
August 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: Carpenter, Holbrook, Olson, Mitchell (4:26 p.m.) and Streeter. 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 Carpenter, second by Holbrook to approve the August 12, 2020 minutes as presented. All members present voted aye.

New Business:

***Conditional Use Hearing** – Reissuance of a Non Traditional Business in an R-1 – Sioux City Fence – 207 Lakeview Drive.

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

Scott Greer owner of Sioux City Fence stated he has been actively looking for land and the plan is to move. Zero complaints received at City Hall besides an email with pictures that was received 8-11-2020. Greer gave explanation on the 3 semi-truck pictures received on 8-11-2020. Kori Swanson addressed the members with past personal involvements related to Sioux City Fence, the owners and their employees. He also gave his insight of the semi-truck pictures that were provided on 8-11-2020. Lisa Leckey-Swanson addressed the members with her concern that the business is not actively looking to move locations. Her reason behind not filing any complaints was she knew this was being looked at after a year. Leckey-Swanson claims the noise has increased, not every day, but noticeable. John Binkly provided a letter with no objection to application for a 1-year extension to the conditional use request. Binkley advised the members that he is opposed to the business in the R1 zoning and he would like to suggest that a reasonable set time frame is issued to find a different location to run the business. Eric Christensen, City Administrator, addressed members that he spoke to Andrew Nigles, NSCEDC, and there are lots, build to suit lots and buildings available in the Flynn Business Park.

Motion by Streeter second by Olson to close the hearing at 4:26 p.m. All members present voted aye.

Carpenter is in favor of extending the conditional use but only for 1 year, Olson does not want it to go any further than the 1-year time frame.

Motion by Carpenter second by Holbrook to approve a 1-year Conditional Use Permit request. All members present voted aye.

***Building Permit** – Flynn Business Park – Tim Kneib

Roan explained this is the same design as the other buildings with water retention, grading and landscaping.

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

Plat – Lakeshore Estates – FINAL PLAT LAKESHORE ESTATES THIRD ADDITION TO THE CITY OF NORTH SIOUX CITY, PART OF LOT 8 OF LOT D, LOT A2 AND LOT C2, ALL IN GOVERNMENT LOT 1 AND STREETER LOT E2 OF LOT E OF THE NORTH ½ OF THE NORTHWEST ¼, ALL IN SECTION 15, TOWNSHIP 89 NORTH, RANGE 48 WEST, 5TH P.M., UNION COUNTY, SOUTH DAKOTA (LOTS 1 THROUGH 14, R1 AND C2)

Olson inquired about the S curve and the 2 entrance off Lakeshore. Jon Brown with Stockwell Engineers, educated members that his team will be providing plan review comments in the future. This plat had gone through the process and has been approved.

Motion by Olson, second by Mitchell to approve the Plat as presented and recommend it to City Council on 09-08-2020. All members present voted aye.

Other Business: Doug Berg questioned the L shaped lot on Lakeshore Dr that has had dirt brought in and asked if a grading permit was issued. Roan informed Berg that it has not been compacted yet and the height will go down so that it is not higher than 1 and ½ feet from the street. The zoning is listed as an R-2 (Residential Two-Family). John Binkly inquired about the elevation limitations on a grading permit. Binkly asked when the permits are granted are the adjacent property owners are notified and allowed to have a public hearing. Carpenter stated that if the application is within the rules, codes and ordinances, there is no reason to go farther. Before building permit is issued a compaction report and drainage study will need to be submitted. Binkley asked if anyone had talked to the County Attorney in regards to this lot. Roan stated that the lots are developed in N Sioux City so that the property lines are considered the drainage easement. Each property owner is responsible for their own runoff. Binkly asked if he was going to be notified when a building permit is submitted. Roan stated all commercial permits are public knowledge and go through planning and zoning. Scott Greer raised his concern that the dirt is raised enough that his fence is a concern. Roan stated again this will be dealt with after compaction and a building permit is submitted.

Mitchell asked about 2 trailers placed at 416 Lakeshore Dr. Roan educated that these are just staged until permits are obtained.

Streeter asked how many buildings can you have on a residential lot. Mitchell educated that if you have 2 lots you would need to replat the 2 lots as you are not allowed to put a detached structure on a separate lot without a dwelling unit.

Olson asked who owns the land south of McCook Lake. Carpenter claims Chicoine owns the land.

Carpenter inquired if someone needs to obtain a DEMO permit to tear down a structure. The answer is yes.

Adoption of the purposed Zoning Draft is being looked at by Stockwell Engineers before we have the 09-23-2020 hearing to approve and send to City Council.

Building Permit Update: New Home(s) 175-176 N Churchill Cir., Addition 1000 Fimco Dr., Fence/Deck 404 River Dr.

Motion by Olson, second by Carpenter to adjourn at 5:05 p.m. All members present voted aye.

Dated this August 26, 2020

Jennifer Roupe

Finance Assistant