

**UNAPPROVED MINUTES**  
**North Sioux City Planning Commission**  
**February 24, 2021**

The regular meeting of the North Sioux City Planning Commission was called to order by Holbrook at 4:00 p.m.

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

Motion by Olson, second by Streeter to approve the agenda. All members present voted aye.

Motion by Olson, second by Streeter to approve the February 10, 2021 minutes as presented. All members present voted aye.

New Business: Board of Adjustment heard the following hearing.

\*Variance Hearing – Ummach – 1121 Pearl St - Detached Garage 1500sq ft

Holbrook opened meeting at 4:01pm

Zoning of the land was changed to Highway Commercial with the new zoning ordinance. Jamie Ummach (owner) and Tyger Hoffman (Construction Plus, LLC) addressed the members. Owners have businesses they would like to conduct in the proposed garage.

Motion by Olson second by Streeter to close the hearing at 4:31 p.m. All members present voted aye.

Motion by Olson, second by Streeter to deny the variance request as presented. Roll Call

DeVries - approve, Holbrook - deny, Olson – deny, Streeter – deny. 3 to 1 - Variance request denied.

\* Variance Hearing – Ummach – 1121 Pearl St - Garage sidewall height 16 ft.

Holbrook opened meeting at 4:33 pm.

Jamie Ummach (owner) and Tyger Hoffman (Construction Plus, LLC) addressed the members. Roan and DeVries stated that the trusses could be raised, and the pitch could be modified without changing the sidewalls.

Motion by Olson second by Streeter to close the hearing at 4:40 p.m. All members present voted aye.

Motion by Olson, second by Streeter to deny the variance request. as presented.

DeVries - deny, Holbrook - deny, Olson – deny, Streeter – deny. Variance request denied.

\* Variance Hearing – Callender – 1115 Military Rd – 22 ft Read Yard Setback

Holbrook opened meeting at 4:42 pm

Roan let the members know that there is a 16 ft. vacated alley easement on the rear yard that is not recorded. Neighbors were contacted and no objections.

Motion by Streeter second by Olson to close the hearing at 5:01 p.m. All members present voted aye.

Motion by Olson, second by DeVries to approve the variance contingent upon the owner re-plating to include half of the vacated alley. Roll Call DeVries - approve, Holbrook - approve, Olson – approve, Streeter – approve. Variance request approved.

Other Business: Noted: Letter to Sioux City Fence was sent to remind of the Conditional Use expiration date. Building Permit Update: Remodel, 208 S Canterbury Cir: Townhome – 177 N Canterbury Cir: Triplex – 103-105-107 S Sodrac Dr

Motion by Streeter, second by Olson to adjourn at 5:06 p.m. All members present voted aye.

Dated this February 24, 2021.

Jennifer Roupe, Finance Assistant