

APPROVED MINUTES
North Sioux City Planning Commission
January 26, 2022 at 4:00pm

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 Carpenter, DeVries, Holbrook, Olson, and Streeter. Also, in attendance were Building Inspector, Gary Roan, and Finance Assistant, Jennifer Roupe.

Motion by Streeter, second by Carpenter, to approve the agenda as presented. All members present voted aye.

Motion by Olson, second by Streeter, to approve the December 26, 2021, meeting minutes as presented. All members present voted aye.

New Business:

Conditional Use Public Hearing

Motion by Streeter, second by DeVries, to enter public hearing for the Conditional use 17.40.03 (E) Mixed-use Commercial/Residential *Residential dwelling(s) must be located above commercial portion of the building at 4:02 pm. All members present voted aye. Motion carried.

Discussion: members did not put any additional restrictions on the conditional use presented. No Public comments were presented.

Motion by Streeter, second by DeVries, to end public hearing at 4:09 pm.

Motion by Streeter, second by DeVries, to approve the Conditional Use Permit. All members present voted aye. Motion carried.

Re-Zone Public Hearing

Motion by Carpenter, second by Holbrook, to enter public hearing for the zoning change (R-1) Single Family Residential to (CB-2) River Drive Central Business of listed parcel 05.07.14.1055 at 4:10 pm. All members present voted aye. Motion carried.

Discussion:

Public comments were presented. Robert Hackett addressed the board with concerns of a car lot. The board members confirmed that this was a re-zoning, and a building permit has not been submitted. In addition, if a car lot was to be the intention, a conditional use permit would have to be submitted and another public hearing would be required.

Motion by Streeter, second by DeVries, to end public hearing at 4:18 pm.

Motion by DeVries, second by Holbrook, to approve zoning changes and send to City Council.

All members present voted aye. Motion carried.

Plat - LOT A1 ACCRETION TO LOT WH, IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 89 NORTH, RANGE 48 WEST OF THE 5TH P.M., NORTH SIOUX CITY, UNION COUNTY, SOUTH DAKOTA

Motion by Carpenter to recommend plat presented to City Council. Second by Streeter. All members present voted aye. Motion carried.

Plat - A Plat of Lot R-1 in the South Half of the Southwest Quarter of Section 15, TOWNSHIP 89 NORTH, RANGE 48 WEST OF THE 5TH P.M., NORTH SIOUX CITY, UNION COUNTY, SOUTH DAKOTA
Motion by Carpenter to recommend plat presented to City Council. Second by DeVries. All members present voted aye. Motion carried.

Plat - A Plat of Lot R-3 in the Northeast Quarter of the Northwest Quarter of Section 22, TOWNSHIP 89 NORTH, RANGE 48 WEST OF THE 5TH P.M., NORTH SIOUX CITY, UNION COUNTY, SOUTH DAKOTA
Motion by Holbrook to recommend plat presented to City Council. Second by DeVries. All members present voted aye. Motion carried.

Other Business-None

Building Permit Update:

1 New Home – 179 N Canterbury Cir / **1 Fence** – 195 N Churchill Cir Dr / **1 New Commercial Build**
– 100 S Sodrac Dr

Motion by Streeter, second by Olson, to adjourn at 4:42 p.m.
All members present voted aye. Motion carried.

Dated this January 26, 2022.

Jennifer Roupe, Finance Assistant