

APPROVED MINUTES
North Sioux City Planning Commission
August 11, 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 Carpenter, Holbrook, Mitchell, Olson, and Streeter. Also, in attendance were Building Inspector, Gary Roan, and Finance Assistant, Jennifer Roupe.

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

Motion by Carpenter, second by Mitchell to approve the July 14, 2021, meeting minutes as presented. All members present voted aye.

New Business:

Re-Zoning Hearing: Tract 4 of River Valley Addition in the N1/2W1/4, less Lots 53A and 54A of Tract 4, and less Lots 51 and 52 of Tract 4, and less lots 55-58 of Tract 4 in Section 15, Township 89 North, Range 48 West of the 5th PM, North Sioux City, Union County, South Dakota.

Mitchell opened the hearing at 4:07 p.m.

Roan explained the rezoning will make smooth transition from the current Highway Commercial to R-3 housing district as to follow suit with current zoning and the anticipated S Sodrac Dr road extension.

Motion by Carpenter to approve the rezoning request and recommend to City Council, August 16, 2021. Second by Streeter. All members present voted aye.

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

Holbrook opened the hearing at 4:11 p.m.

The board discussed that last year the reissuance of the Conditional Use Permit would be for one year and not renewed in 2021.

Sioux City Fence owners, Scott and Casey Greer, explained that a building has been contracted to be built on chosen site and they have contacted various land opportunities that have fallen through.

Public input in favor of the extension of the Conditional Use was provided by Chuck Craig.

Public input against the extension was provided by, Lis Leckey-Swanson, Kory Swanson, Kodi Benson and an email from an individual unable to attend the meeting.

Motion by Streeter second by Mitchell to close the hearing at 4:46 p.m. All members present voted aye.

Motion by Streeter second by Olson to deny a 1-year reissuance of Conditional Use Permit request.

Holbrook Aye, Mitchell Aye, Olson Aye, Streeter Aye. Carpenter Nay. Conditional use denied. Greer's then addressed board and stated that they are appealing the denial.

Plat of Cork Tract 1 in the SW ¼ of Section 10 and NW ¼ of Section 15 and Kenny Tract 1 in the NW ¼ of Section 15, T89N, R48W, 5th P.M. North Sioux City, Union County, South Dakota.

Roan stated the corrected verbiage and lot lines allow the City an easement for access to the storm water pipe to McCook Lake.

Motion by Mitchell to recommend to City Council, August 16, 2021. Second by Holbrook. Carpenter Aye, Holbrook Aye, Mitchell Aye, Olson Aye. Streeter abstained.

Other Business: None

Building Permit Update:

Remodel – 1400 River Dr Ste 200, Garage – 119 Lloyd Ave, Driveway expansion 922 and 924 Wildflower Bend

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

Dated this August 11, 2021.

Jennifer Roupe, Finance Assistant