

APPROVED MINUTES
North Sioux City Planning Commission
September 22, 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 Holbrook, Mitchell, Olson, and Streeter. Carpenter absent. Also, in attendance were Building Inspector, Gary Roan, and Finance Assistant, Jennifer Roupe.

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

Motion by Streeter, second by Olson, to approve the September 8, 2021, meeting minutes as presented. All members present voted aye.

Motion by Mitchell, second by Holbrook, to approve the September 13, 2021, joint meeting minutes as presented. All members present voted aye.

New Business:

Public Hearing

*Motion by Mitchell, second by Streeter, to enter public hearing for the zoning change (I) Industrial to (GB) General Business of listed parcels 05.27.15.1025, 05.28.15.1002, 05.27.15.1030, 05.28.15.1001, 05.28.15.1016, 05.28.15.1015, 05.28.15.1011, 05.28.15.1000 at 4:04 pm. All members present voted aye. Motion carried.

Discussion: Administrator Christensen provided an explanation that these parcels were incorrectly zoned when new zoning ordinance was approved. No public comments were presented.

Motion by Mitchell, second by Streeter, to end public hearing at 4:04 pm.

Motion by Holbrook, second by Mitchell, to approve zoning changes and send to City Council. All members present voted aye. Motion carried.

Public Hearing

*Motion by Holbrook, second by Streeter, to enter public hearing for the zoning change (R-1) Single Family Residential to (R-3) Multiple Family Residential of listed parcel 05.01.02.1070 at 4:06 pm. All members present voted aye. Motion carried.

Discussion: Administrator Christensen provided an explanation that these parcels were incorrectly zoned when new zoning ordinance was approved. No public comments were presented.

Motion by Streeter, second by Holbrook, to end public hearing at 4:07 pm.

Motion by Mitchell, second by Streeter, to approve zoning changes and send to City Council. All members present voted aye. Motion carried.

Public Hearing

*Motion by Mitchell, second by Holbrook, to enter public hearing for the zoning change (R-3) Multiple Family Residential to (R-1) Single Family Residential of listed parcel 05.01.02.1000 at 4:08 pm. All members present voted aye. Motion carried.

Discussion: Administrator Christensen provided an explanation that these parcels were incorrectly zoned when new zoning ordinance was approved. No public comments were presented.

Motion by Mitchell, second by Streeter, to end public hearing at 4:08 pm.

Motion by Mitchell, second by Olson, to approve zoning changes and send to City Council. All members present voted aye. Motion carried.

Building permit – Commercial Site and Grading Building Permit – 100 S Sodrac Dr

Motion by Mitchell, second by Olson, to approve presented permit site plan. All members present voted aye.

Plat - LOT 3 OF LOT 'X', IN THE NW ¼ SW ¼ OF SECTION 14, T89N, R48W OF THE 5TH P.M. NORTH SIOUX CITY, UNION COUNTY, SOUTH DAKOTA

Motion by Mitchell to recommend plat to City Council, October 4, 2021. Second by Holbrook. All members present voted aye. Motion carried.

Plat - ACQUISITION PLAT LOT 27, LOT 28 & LOT 29, BLOCK 3, ALCOMA ACRES IN FRISBIE TRACT 1, IN OUTLOT 4, OF GOVERNMENT LOTS 1 & 2, SECTION 10, TOWNSHIP 89 NORTH, RANGE 48 WEST OF THE 5TH PM, NORTH SIOUX CITY, UNION COUNTY, SOUTH DAKOTA

Motion by Mitchell to recommend plat to City Council, October 4, 2021. Second by Streeter. All members present voted aye. Motion carried.

Other Business: Board member inquired about construction/remodeling at 707 Lakeshore Dr and 381 Lakeshore Dr. Building inspector Roan will research and report back.

Building Permit Update:

3 New Homes-916 Wildflower Bend, 191 N Canterbury Cir, 802 Lakeshore Dr / **1 Twin home**-1400~1402 Belmont Park Ave / **4 Fences**-5 Bancroft Ct, 609 Lakeview Dr, 909 Campbell St, 63 Northshore Dr / **1 Detached Garage**-404 River Drive / **2 Attached Garages**-386 Lakeshore Dr and 177 Suncoast Dr / **Remodel**-1400 River Dr #100 / **Pool**-796 Lakeshore Dr / **Addition to Home**-1124 Washington St / **Deck**-7 Martha St

Motion by Streeter, second by Holbrook, to adjourn at 4:29 p.m. All members present voted aye. Motion carried.

Dated this September 22, 2021.

Jennifer Roupe, Finance Assistant