

**UNAPPROVED MINUTES**  
**North Sioux City Planning Commission**  
**April 27, 2022**

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 was Finance Assistant, Jennifer Roupe and Building Inspector, Gary Roan.

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

Motion by Carpenter, second by Olson to approve the April 13, 2022, meeting minutes. All members present voted aye.

Board of Adjustment heard the following variance hearing.

Rear yard 2 ft. setback – 100 S Sodrac Drive - KHDB Enterprises, LLC

Holbrook opened meeting at 4:02p.m.

Roan detailed the rear-yard variance is needed to meet the setback requirements for the CB-2 zoning.

Neighboring lots had no objections, and the roof will slope to the inside lot and not the rear of the structures.

Motion by Mitchell, second by Holbrook to close the hearing at 4:08 p.m. All members present voted aye.

Motion by Carpenter, second by Olson to approve the variance request as presented.

All members present voted aye. Variance request approved.

Don Lantis addressed members of his plans for 4 Northshore Dr. private road with a break in control of access. The intent of this will be to ensure the continued function of the crossroad and exit while allowing the sale and use of the property. Members were provided documentation from the Access Management Engineer for the State and the SD Department of Transportation with subject line Transportation Commission Consideration of Control of Access Relinquishment in Union Country on Northshore Drive in North Sioux City. Information only. No action taken.

Other Business: None

Building Permit Update: 1 Fence: 373 Lakeshore Dr. – 1 Deck: 67 Northshore Dr. – 2 additions: 204 Lloyd Ave. and 207 Suncoast Dr. – 1 Remodel: 215 Delmar Cir – 2 New Homes: 180 & 180 ½ N Canterbury Cir.

Motion by Carpenter, second by Mitchell to adjourn at 4:40 p.m. All members present voted aye.

Dated this April 27, 2022.

Jennifer Roupe, Finance Assistant