A regular meeting of the Board of Adjustment was held this date in the City Council Chambers located on 5th Floor, City Hall, 405 - 6th Street, Sioux City, Iowa, at which time the following items were considered.

**MEMBERS PRESENT**
Michelle Bostinelos, Chair  
Suzan Stewart, Vice Chair  
Lee Beukelman  
Ryan Ross  
Jason Geary  
Jean Calligan  
David Silverberg

**MEMBERS ABSENT**

**STAFF PRESENT**
Chris Madsen, Senior Planner  
Jeff Hanson, CD Operations Manager  
Ron Kueny, Zoning Enforcement Officer  
Kelly Leigh, Admin. Secretary  
Justin Vondrak, Asst. City Attorney

_Bostinelos called the meeting to order at 5:17 p.m., and read the opening statement explaining the procedure. She then introduced the Board members and City staff to the audience. The Board was asked if any had contact with the owner, petitioner, agent, or anyone listed on the notification list regarding the agenda items._

**Agenda Item 2018-0079:** Requested Conditional Use Permit for the property located at 2805 West 4th Street. (Petitioner: Nelson Construction)

Chris Madsen presented information on the item. He stated the current use (construction office) is a non-conforming use which can be allowed conditionally through the Board of Adjustment. He stated if the use were to continue without the building expansion, there would be no need for the conditional use permit, but since the petitioner is asking to add a building onto his property, that prompts a conditional use permit from the Board. He stated he cannot pull a building permit for the structure without the conditional use permit.

Lee Beukelman asked the petitioner whether the storage pods are used for on-site or off-site storage.

Steve Nelson (2805 W. 4th Street), the petitioner, spoke on the item stating the storage pods are used for on-site storage and are temporary and only allowed for 6 months, and will be removed after that deadline.

Jean Calligan asked the petitioner if the new building will mainly be used for storage. Steve Nelson responded stating yes mainly storage.

Suzan Stewart asked if the lot will remain non-conforming. Chris Madsen responded stating the lot is not non-conforming, just the use of the property is non-confirming.

Jason Geary asked if the petitioner sells the property, how long does the conditional use permit last before it expires. Chris Madsen responded stating the expiration would be after 1 year (365 days) after the current use ends.

Suzan Stewart asked if there are any other commercial uses in the area. Steve Nelson responded stating the Goodwill, and next door is a possible car mechanic use.
Jean Calligan asked if staff will review the site plan. Chris Madsen responded stating City staff will review the site plan at an administrative level through the Design Review Committee.

Geary (Beukelman) moved to approve the item. Motion Carried. 7-0-0 (Yes: Stewart, Beukelman, Bostinelos, Geary, Ross, Silverberg, Calligan/ No:0/ Abstain:0). Roll Call Vote

Other Business:

a. Other items brought forward by the Board and / or staff.

b. Approval of the September 25, 2018 minutes.

Stewart (Beukelman) moved to approve the September 25, 2018 minutes. Motion Carried. 5-0-2 (Yes: Stewart, Ross, Bostinelos, Geary, Beukelman/ No:0/ Abstain: Calligan, Silverberg). Roll Call Vote

There being no further business, the meeting was adjourned at 5:31 pm.

Submitted by
Kelly Leigh

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CHAIR  PLANNING DIRECTOR