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  
Jason Geary  
David Silverberg  
Ryan Ross  

**MEMBERS ABSENT**  
Jean Calligan  

**STAFF PRESENT**  
Chris Madsen, Senior Planner  
Jeff Hanson, CD Oper Manager  
Ron Kueny, Zoning Enf. Officer  
Erin Berzina, Planner  
Justin Vondrak, Asst. City Attorney  
Sue Wingert, Real Estate Tech  

Bostinelos called the meeting to order at 5:48 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: 2018-0092:** Requested Conditional Use permit for 2001 Leech Avenue, 2001 ½ Leech Avenue and 2001 Dace Avenue.

Chris Madsen presented the item. Chris stated requesting a CUP for the property which is currently zoned GC and is being rezoned to BP. The use of warehouse, storage and office would be allowed in both of those zones. It is the outdoor storage that is the issue and requiring the CUP. The BP zoning district does require certain standards to be met, that the storage yard is screened by type B buffer yard that includes an opaque fence, which will need to be reviewed through a site plan either by Staff or at the DRC level. The petitioner is requesting outdoor storage of trailers, porta-potties and dumpsters. The site plan shows the building on the south part of the site, outdoor storage would be on the north and west side of the building with future development potential to the north and overhead doors facing towards the east. Most of the abutting properties were established before the 2015 Zoning Ordinance so this would be the only one in the area that would have to meet the current standards.

Ross asked if this was abutting Gordon Drive and if Gordon Drive was considered a State Highway, he believes there is a provision about state highways. Chris responded that the way it was reviewed was that the property abuts Grand Avenue and not Gordon Drive.

Stewart asked if the type of chain linked fence with the fabric woven through it would meet the standards of an opaque fence or if it would have to be a solid surface. Chris replied it would need to be a solid surface.

Matt Matscar – 2000 Leech Avenue has concerns about the CUP and the aesthetics of the property.

Ross asked if they could approve the CUP but have it subject to a site plan coming back to the commission. Justin answered they could direct staff to bring the site plan back.

Tom Lindbloom – 2141 Lincoln Way admits the site plan is crude, but what they want to do is put up a building with material like the new Hobby Lobby.
Stewart asked the petitioner if the request to have the site plan come back to the Commission going to affect his project from going forward. Tom replied, that he wants to own the property before he hires an architect to draw a site plan.

Ross (Geary) moved to approve the item subject that it the site plan will come in front of the Planning and Zoning Commission for review. Motion carried. 6-0-0 (Yes: Silverberg, Ross, Bostinelos, Steward, Beukelman, Geary./No: 0/Abstain:0). Roll Call Vote

Other Business:
      Beukelman (Stewart) moved to approve the item. Motion carried. 5-0-1 (Yes: Silverberg, Ross, Stewart, Bostinelos, Geary./No: 0/Abstain:Beukelman). Roll Call Vote
   b. Approve July 10, 2018 meeting minutes. Voice vote: all voting aye
   c. Approve November 13, 2018 meeting minutes. Voice vote: all voting aye

There being no further business, the meeting was adjourned at 6:15 pm.

Submitted by
Sue Wingert

________________________________________________________
CHAIR                                           PLANNING DIRECTOR