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**
- Jason Geary, Chair
- Ryan Ross, Vice Chair
- David Silverberg
- Michelle Bostinelos
- Suzan Stewart

**MEMBERS ABSENT**
- Jean Calligan

**STAFF PRESENT**
- Chris Madsen, Senior Planner
- Jeff Hanson, CD Oper Manager
- Ron Kueny, Zoning Enf. Officer
- Larissa Carrell, Admin Secretary
- Justin Vondrak, Asst. City Attorney
- Erin Berzina, Planner

Geary called the meeting to order at 4:32 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 2019-0055**: Requested conditional use permit pursuant to Municipal Code Section 25.02.120 for property located at 1923 Pierce Street. (Petitioner: Petros Beyene)

Erin Berzina presented on the conditional use permit to allow a hookah bar in the property located at 1923 Pierce Street. The petitioner currently operates the Africa Bar at that location and the hookah bar will be located inside of the existing bar. Berzina stated that the property located at 1923 Pierce Street is zoned MU (Mixed Use) which allows a bar to operate with a conditional use permit. However, adding the hookah bar will expand the definition of the bar use that was previously approved so another conditional use permit is needed.

Berzina stated that they have a ventilation system and that the bar must comply with the Iowa Smokefree Air Act. Berzina presented the Commission with one response opposing the conditional use permit that was received from the 22 notices sent out. Staff recommends approval.

Geary voiced his concern that they may not comply with the Iowa Smokefree Air Act. Vondrak stated that the State and not the City that enforces those regulations and it is up to the petitioner to comply.

Petitioner: Petros Beyene (1923 Pierce Street, Sioux City Iowa) stated that there isn’t a hookah bar in the area and that it would be good for his customers. He stated that he is aware of the Iowa Smokefree Air Act and plans on complying with that.

Ross (Stewart) moved to approve agenda item 2019-0055. Motion carried. 5-0-0 (Yes: Geary, Stewart, Silverberg, Ross, Bostinelos, No: 0 Abstain: 0).

1. Other Business
2. Other Items brought forward by the Board and / or staff.
3. Approval of the minutes of the June 25, 2019 meeting.
Silverberg (Ross) moved to approve the June 25, 2019 minutes. Motion carried. 4-0-1 (Yes: Geary, Stewart, Silverberg, Ross, No: 0 Abstain: Bostinelos).

There being no further business, the meeting was adjourned at 4:54 p.m.

Submitted by
Larissa Carrell

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CHAIR

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PLANNING DIRECTOR