A regular meeting of the Board of Adjustment was held at 4:57 p.m. on this date in the City Council Chambers located on 5th Floor, City Hall, 405 - 6th Street, Sioux City, Iowa. The following members were present on call of roll: Glisar, Geary, Anderson, Bostinelos, O’Neill (participated in person); Ross (participated by telephone) Stewart (absent)

The following staff members were also present: Steven Postolka, City Attorney, Chris Madsen, Senior Planner, Brent Nelson, Senior Planner, and Larissa Carrell, Administrative Secretary.

**Agenda Item 2020-0055:** Requested conditional use permit pursuant to Section 25.02.130 of the Municipal Code for property located at 4600 48th Street.

Madsen presented the requested conditional use permit located at 4600 48th Street. The Petitioner is requesting a one year extension on his conditional use permit for to grade and haul dirt from the subject property. An estimated total of 100,000 cubic yards of dirt will be moved. Madsen stated the conditional use permit was originally approved for the subject property in 2010 to allow a borrow pit. The permit expired in December of 2011. Extensions were granted on July 9, 2013 for one year, October 14, 2014 for two years, and September 26, 2017 for two years.

The Petitioner has stated that the project was not able to be completed due to the Iowa Department of Transportation’s project on Highway 75, that closed the northbound lanes of Highway 75 in 2019 and the southbound lanes in 2020. The Highway project is slated to be completed in the fall of 2020. Madsen stated there has been no complaints received regarding the borrow work on the subject property.

Lowell Krediet, Petitioner, 150 Bison Trail, Dakota Dunes, South Dakota, explained why he needed another extension due to the highway project. Krediet stated that he will have the subject property completed by the time this extension expires.

O’Neill (Glisar) moved to approve item 2020-0055. Motion carried. 6-0-0 (Yes: Geary, O’Neill, Bostinelos, Glisar, Ross, Anderson No: 0, Abstain: 0).

**Agenda Item 2020-0058:** Requested conditional use permit pursuant to Municipal Code Section 25.02.120 on the property located at 1419 Hamilton Boulevard.

Madsen presented the requested conditional use permit located at 1419 Hamilton Boulevard. The Petitioner would like to sell alcohol and tobacco for off-site consumption. Madsen went over the Commercial Use Standards for this conditional use permit that were not met and the standards that were met. Ross asked for clarification on if the Board could approve this request without the standards being met. Madsen stated the Code stated the Board shall consider.

Nick Halfhill, Petitioner, Casey’s General Store, Ankeny, Iowa, stated he was available for any questions the Board may have. He also stated he felt the Staff report was very thorough.

Glisar (O’Neill) moved to approve item 2020-0058. Motion carried. 6-0-0 (Yes: Geary, Anderson, Bostinelos, Glisar, Ross, O’Neill, No: 0, Abstain: 0).
Other Business

a. Election of Chair / Vice Chair

Bostinelos and Stewart made up the Committee to nominate the next Chair and Vice Chair. The Committee nominated Ryan Ross as Chair and Cindy O’Neill as Vice Chair, they both agreed.

Bostinelos (Anderson) moved to approve the Chair and Vice Chair. Motion carried. 6-0-0 (Yes: Anderson, Geary, Bostinelos, Glisar, Ross, O’Neill, No: 0 Abstain: 0).

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

c. Approval of the minutes from the August 11, 2020 meeting.

Bostinelos (Glisar) moved to approve the August 11, 2020 minutes. Motion carried. 4-0-2 (Yes: Geary, Bostinelos, Glisar, Ross, No: 0, Abstain: O’Neill, Anderson).

There being no further business, O’Neill motioned, Anderson seconded, and with a 6-0-0 vote the meeting was adjourned at 5:22 p.m.

Submitted by
Larissa Carrell

________________________________  ____________________________________
CHAIR                               PLANNING DIRECTOR