

BOARD OF ADJUSTMENT
ABBREVIATED MEETING MINUTES
June 24, 2025

A regular meeting of the Board of Adjustment was held at 4:46 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 the roll: Ross, Bostinelos, Hegarty, Glisar, and Reynolds. Absent (Excused): Wagner and Brockshus.

The following staff members were also present: Marty Dougherty, Economic and Community Development Director; Chris Madsen, Planning Manager; Wade Schuldt, Planner; Gabriel Fordjour, Planner; Amber Hegarty, Assistant City Attorney; Stefanie Konz, Administrative Secretary; and Ruby Dominick, Student Intern.

Glisar read the opening statement.

Agenda Item 2025-044: Requested conditional use permit pursuant to Municipal Code Section 25.02.130 *Agricultural, Industrial, and Communication Use Standards* for the property located at 4101 South Lewis Boulevard. (Petitioner: D. Thompson Properties, LLC/Andrew Liu).

Schuldt presented the requested conditional use permit for the property located at 4101 South Lewis Boulevard. The petitioner, D. Thompson Properties, LLC/Andrew Liu, is requesting to temporarily store wall panels in the outdoor storage yard on the property. Schuldt provided a history of the conditional use permit at the property stating that the Board of Adjustment approved a one-year permit on July 9, 2024, as well as requiring the petitioner to install a Type B Bufferyard, which the petitioner did install. Schuldt explained that the petitioner has stated that financial uncertainties has caused delays in moving the wall panels.

Glisar (Ross) moved to approve Agenda Item 2025-044 for one year as well as a requirement the petitioner removes the weeds around and inside the outdoor storage area. Motion Approved. 5-0-0 (Yes: Hegarty, Bostinelos, Ross, Glisar, and Reynolds. No: 0. Abstain: 0).

Other Business

- a. Report by the Chair regarding Planning and Zoning items at the City Council meeting.

Glisar stated that the petitioner for the conditional use permit at 2110 Summit Street asked to have the item reheard by the Board of Adjustment. Staff stated that the Board of Adjustment will vote at the next meeting on whether or not they would like to rehear the item.

- b. Other items brought forward by the Board and/or staff.
- c. Approval of the minutes of the June 10, 2025, meeting.

Hegarty (Bostinelos) moved to approve June 10, 2025, minutes. Motion Carried. 5-0-0 (Yes: Bostinelos, Glisar, Brockshus, Ross, and Hegarty. No: 0 Abstain: 0).

There being no further business, Bostinelos motioned, Reynolds seconded, and with a 5-0-0 vote the meeting was adjourned at 4:57 p.m.

Submitted by Stefanie Konz

ANDREW GLISAR, CHAIR

*MARTIN J. DOUGHERTY, ECONOMIC &
COMMUNITY DEVELOPMENT DIRECTOR*