

**CITY PLANNING AND ZONING COMMISSION**  
**ABBREVIATED MEETING MINUTES**  
**July 8, 2025**

A regular meeting of the City Planning and Zoning Commission was held at 4:00 p.m. on this date in the City Council Chambers located on 5th Floor, City Hall, 405 - 6th Street, Sioux City, Iowa. The following Commission members were present on call of the roll: Glisar, Hegarty, Bostinelos, Reynolds, and Ross. 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; Steven Postolka, Assistant City Attorney; Stefanie Konz, Administrative Secretary and Ruby Dominick, Student Intern.

Glisar read the opening statement explaining the procedures. He then introduced the Commission members and City staff to the audience. The Commission was asked if any member would be abstaining from any agenda items. Ross and Hegarty stated they were abstaining from agenda item 2025-047.

**Agenda Item 2025-047:** Requested site plan approval for the property located at 5225 Lynx Court. (Petitioner: Paul Koskovich).

Fordjour presented the requested site plan approval for the property located at 5225 Lynx Court. The petitioner, Paul Koskovich, is requesting a reduction in setbacks in the front yard from 25 feet to 20 feet and the rear yard from 25 feet to 15 feet to construct a twin home on the property. Fordjour provided the history of the preliminary plat and final plat for the property. Fordjour stated that the petitioner would need to plant two trees in the front yard of the property to meet the requirements for a twin home construction as well as landscaping in front of the property. Fordjour stated that the item was deferred during the June 24, 2025, meeting as the petitioner or his representative was not able to be present.

Petitioner, Paul Koskovich, stated that he spoke with the homeowners who expressed concerns at the last meeting, and they now have no issues. Bostinelos asked about the landscaping and planting two trees. Koskovich stated he had no problem with either of those requirements.

Bostinelos (Reynolds) moved to approve Agenda Item 2025-047 with the conditions of including landscaping in front of the property and planting two trees in the front yard. Motion carried. 3-0-2 (Yes: Glisar, Bostinelos, and Reynolds. No: 0. Abstain: Ross and Hegarty).

**Agenda Item 2025-052:** Requested rezoning of property located at 2290 41st Street from NC.5 (Neighborhood Conservation) to PI (Public Institutional). (Petitioner: Iowa Annual Conference of the United Methodist Church).

Schuldt presented the requested rezoning for property located at 2290 41st Street. The petitioner, Iowa Annual Conference of the United Methodist Church, is requesting a zone change from NC.5 (Neighborhood Conservation) to PI (Public and Institutional) to construct a new church on the property. Schuldt stated that places of assembly are a limited use in NC (Neighborhood Conservation) zones and there are also access concerns that could be resolved by rezoning to PI (Public Institutional) and having access off of 41st Street. Hegarty asked about access off of Outer Drive. Schuldt stated that due to the proximity to the intersection on Outer Drive and increased traffic, access off of Outer Drive is not preferred.

Representative for the petitioner, Dick Salem, stated the site has been up for sale for quite some time and a church seems like the best use for the site.

Hegarty (Bostinelos) moved to approve Agenda Item 2025-052. Motion Carried. 5-0-0 (Yes: Bostinelos, Reynolds, Hegarty, Ross, and Glisar. No: 0 Abstain: 0).

**Agenda Item 2025-053:** Requested site plan approval for the property located at 1112 8th Street. (Petitioner: Cathedral of Epiphany).

Fordjour presented the requested site plan approval for the property located at 1112 8th Street. The petitioner, Cathedral of Epiphany, is requesting a reduction in the required interior setbacks to allow for the sale of part of the property to the Urban Native Center. Fordjour provided a description of the property as well as a description of the building and garage that is intended to be sold.

Petitioner, Dan Kreiner, stated that the church intends to keep the northern part of the property and sell the southern part of the property to the Urban Native Center.

Ross (Hegarty) moved to approve Agenda Item 2025-053. Motion Carried. 5-0-0 (Yes: Reynolds, Ross, Hegarty, Glisar, and Bostinelos. No: 0 Abstain: Ross).

**Agenda Item 2025-054:** Requested Planning and Zoning Commission approval of the finish materials on property located at 2411-13 Ogden Avenue. (Petitioner: Lt. Brad Bollinger on behalf of the Sioux City Police Department).

Dominick presented the requested approval of the finish materials on property located at 2411-13 Ogden Avenue. The petitioner, Sioux City Police Department, is proposing to use corrugated metal siding on the façade of the proposed storage building. This type of finish materials does require the Planning and Zoning Commission's approval.

Hegarty (Bostinelos) moved to approve Agenda Item 2025-054. Motion Carried. 5-0-0 (Yes: Hegarty, Ross, Bostinelos, 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 City Council approved all three readings of the rezoning and final plat for 3501 West 32nd Street.

Schuldt stated that with the new open meetings law there is a requirement for new board and commission members to take training. Schuldt advised staff would provide further information at a later date as well as advising if current board and commission members are required to take the training.

Ross asked if the new variance law was in effect. Staff advised it took effect as of July 1, 2025. Ross asked if staff would be providing direction. Schuldt stated that staff have been discussing putting together a text amendment for clarification.

- b. Other items brought forward by the Commission and / or Staff.
- c. Approval of the minutes of June 24, 2025, meeting.

Bostinelos (Hegarty) moved to approve June 24, 2025, minutes. Motion carried. 5-0-0 (Yes: Reynolds, Hegarty, Glisar, Bostinelos, and Ross. 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 4:27 p.m.**

*Submitted by Stefanie Konz*

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*ANDREW GLISAR, CHAIR*

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