

CITY PLANNING AND ZONING COMMISSION
ABBREVIATED MEETING MINUTES
July 22, 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, Ross, Brockshus and Wagner (arrived at 4:02 p.m.).

The following staff members were also present: Marty Dougherty, Economic and Community Development Director; Chris Madsen, Planning Manager; Wade Schuldt, Planner; Gabriel Fordjour, Planner; Ron Kueny, Zoning Enforcement Officer; Steven Postolka, Assistant City Attorney; Patrick Simons, Field Services Supervisor; Brad Puetz, Utilities Director, Renae Billings, Economic Development Manager; 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. Brockshus and Hegarty stated they were abstaining from agenda item 2025-056.

Agenda Item 2025-055: Proposal to temporarily close the alley bounded by 40th Street, 41st Street, Jefferson Street and Monroe Streets. (Petitioner: City of Sioux City).

Dominick presented the proposal to temporarily close the alley bounded by 40th Street, 41st Street, Jefferson Street and Monroe Street. Dominick stated the petitioner, City of Sioux City, is requesting the temporary closure of the unmaintained north/south alley due to increased traffic caused by traffic congestion at the nearby Leeds Elementary School. Dominick provided the history of the barrier being placed and removed and stated that recently staff received a complaint about the barricade and started the process to temporarily close the alley to allow for the Planning and Zoning Commission and City Council to further decide whether the alley should be closed, or open with the barricade removed. Dominick stated that staff received 8 responses in opposition and 2 responses in favor. Staff are recommending denial. Dominick added that if the Planning and Zoning Commission decides to close the alley, that the barricade is moved north to allow for an adjacent property owner to have access to their garage.

Greg Walz spoke in favor of leaving the barricade but stated he would like to see the barricade moved further north. Jackie Piepho spoke in favor of leaving the barricade as is and stated the barricade prevents a lot of traffic that is caused by the nearby school.

Rodney Johnson, Stacy Gran, and Sandra Schomberg spoke in favor of moving the barrier. Gran stated she cannot get access to her garage from the north and stated she would be fine if the barricade was moved a little way up. Schomberg stated she was also fine with the barricade being moved but does not want it moved next to her property at 4041 Monroe Street.

Hegarty asked if there are temporary closures elsewhere or if this is something staff has done in the past. Madsen stated this type of closure has only been done a handful of times. Hegarty asked if a vacation was an option. Madsen stated that due to access issues a vacation was not an option. Hegarty questioned if there were any other alternatives. Patrick Simons, Field Services Supervisor, stated that this is an unmaintained alley and therefore there were no other alternatives.

Ross (Bostinelos) moved to approve Agenda Item 2025-055 with the recommendation that the barricade is moved further north between house numbers 4034 and 4038. Motion Carried. 5-2-0 (Yes: Glisar, Bostinelos, Brockshus, Wagner and Ross. No: Hegarty and Reynolds. Abstain: 0).

Agenda Item 2025-056: Requested site plan approval for the property located at 3400 Line Drive. (Petitioner: Jeff Hanson).

Fordjour presented the requested site plan approval for the property located at 3400 Line Drive. The petitioner, Jeff Hanson, is representing Siouxland Developers, LLC, to construct a new sports facility on the property. Siouxland Developers, LLC, is currently working with the City of Sioux City to obtain a shared parking agreement with the Sioux City Explorer's Baseball Club. Fordjour stated the site plan was presented to the Development Review Committee on July 17, 2025, and the petitioner is requesting two waivers from the Municipal Code requirements. The first waiver requested is a reduction in the interior side yard setbacks on the northeast corner from 15 feet to 8.5 feet. The second waiver is an increase in the building coverage from the allowed 34% to 58.5%.

Petitioner, Jeff Hanson, stated the request for the interior yard setbacks is to avoid relocating the existing Sertoma Park pedestrian trail. Hanson also stated that the shared parking agreement triggered the lot coverage increase and stated that there is no intention of constructing any other buildings.

Ross (Reynolds) moved to approve Agenda Item 2025-056. Motion Carried. 5-0-0 (Yes: Bostinelos, Reynolds, Wagner, Ross, and Glisar. No: 0 Abstain: Brockshus and Hegarty).

Other Business

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

Glisar stated that City Council expressed concerns with driveway access and future development on the Rezoning at Outer Drive and 41st Street. All three readings were approved with the condition that a site plan is brought back for approval.

- b. Other items brought forward by the Commission and / or Staff.

Schuldt stated that information regarding the open meetings law training was sent to the Planning and Zoning Commission members. At this time training is only required for new members, but staff will reach out to the Commission members if there are changes.

- c. Approval of the minutes of July 8, 2025, meeting.

Bostinelos (Reynolds) moved to approve July 8, 2025, minutes. Motion carried. 7-0-0 (Yes: Reynolds, Hegarty, Glisar, Bostinelos, Wagner, Brockshus and Ross. No: 0 Abstain: 0).

There being no further business, Wagner motioned, Bostinelos seconded, and with a 7-0-0 vote the meeting was adjourned at 4:37 p.m.

Submitted by Stefanie Konz

ANDREW GLISAR, CHAIR

MARTIN J. DOUGHERTY, ECONOMIC &
COMMUNITY DEVELOPMENT DIRECTOR