

CITY PLANNING AND ZONING COMMISSION
ABBREVIATED MEETING MINUTES
August 12, 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: Wagner, Hegarty, Bostinelos, Reynolds, Ross, and Brockshus. Absent: Glisar (Arrived at 4:11 p.m.).

The following staff members were also present: Chris Madsen, Planning Manager; Wade Schuldt, Planner; Gabriel Fordjour, Planner; Ron Kueny, Zoning Enforcement Officer; Steven Postolka, Assistant City Attorney; Gordon Phair, City Engineer; and Stefanie Konz, Administrative Secretary.

Bostinelos read the opening statement explaining the procedures. She 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 stated he was abstaining from Agenda Item 2025-059.

Agenda Item 2025-058: Requested vacation of a portion of Madison Street and 45th Street adjacent to 4510 Van Buren Street. (Petitioner: Barry Bohlke and Melissa Einhorn).

Fordjour presented the requested vacation of a portion of Madison Street and 45th Street adjacent to 4510 Van Buren Street. The petitioners Barry Bohlke and Melissa Einhorn have requested the vacation to combine the lots to construct a single-family residence on the properties. Fordjour provided a brief history of the property and stated that the petitioners own the abutting property to the east and have signed a letter of intent to purchase the entire right-of-way if the adjacent neighbors do not wish to purchase half. Fordjour stated that the petitioners would have access on the north/south alley to the east of Madison Street as well as the east/west of 45th Street. Fordjour also stated that the Engineering Department has recommended denial due to potential utility connections on 45th Street and Jefferson Street. Staff are recommending approval of the vacation of Madison Street but denial of the vacation of 45th Street.

Petitioners, Barry Bohlke and Melissa Einhorn, stated that they intend to construct a single-family dwelling on the property. Einhorn provided images showing that the neighbor who is opposed to the vacation request has permanent access and would not be affected by the vacation of the proposed streets. Einhorn also stated that the reason for the vacation request on 45th Street is to construct their driveway and with the slope of the street they want to ensure adequate space. Wagner asked if the petitioners have access off 45th Street to the north, the petitioners stated that they do have the same access off 45th Street as the neighboring three properties.

Brian Reynolds spoke in opposition to the vacation of 45th Street. Reynolds stated that he has been working with Lieber Construction to purchase his 7 acres of land for housing development and needs access off 45th Street. Gordon Phair, City Engineer, also stated the Engineering Department is opposed to the vacation of 45th Street due to potential utility connection as well as future development.

The Planning and Zoning Commission discussed the requested vacation with numerous members agreeing they were hesitant to vacate 45th Street due to the potential of future development.

Reynolds (Ross) moved to approve the vacation of Madison Street but deny the vacation of 45th street on Agenda Item 2025-058. Motion Carried. 7-0-0 (Yes: Glisar, Bostinelos, Brockshus, Wagner, Reynolds, Hegarty and Ross. No: Abstain: 0).

Agenda Item 2025-059: Requested final plat of Treiber Addition on property located at 4601 Central Street. (Petitioner: Siouxland Equity LLC).

Fordjour presented the requested final plat of Treiber Addition on property located at 4601 Central Street. The petitioner, Siouxland Equity LLC, is proposing to construct two single-family dwellings on each of the proposed 2-lots. Wagner verified that they plan to construct single family homes and not duplexes. Fordjour stated he did verify with the petitioner that they are single family homes and did reach out to the citizen who had concerns about the duplexes and the citizen stated he was fine with the single-family homes.

Petitioner, Chris Treiber, stated the site plan had a typo that listed duplexes, but the footprints show single family homes and that is what they intend to construct.

Wagner (Hegarty) moved to approve Agenda Item 2025-059. Motion Carried. 6-0-1 (Yes: Bostinelos, Reynolds, Wagner, Hegarty, Brockshus and Glisar. No: 0 Abstain: Ross).

Agenda Item 2025-060: Requested dedication of 0.23 acres of land located at 3427 Old Lakeport Road as public right-of-way. (Petitioner: City of Sioux City).

Schuldt presented the requested dedication of 0.23 acres of land located at 3427 Old Lakeport Road. Schuldt stated the parcel was originally acquired in 2005 as part of the Lakeport Commons development and the dedication would officially designate the property as public right-of-way.

Ross (Wagner) moved to approve Agenda Item 2025-060. Motion Carried. 7-0-0 (Yes: Wagner, Reynolds, Hegarty, Brockshus, Glisar, Bostinelos, and Ross. No: 0 Abstain: 0).

Agenda Item 2025-062: Requested site plan approval for the property located at 733 Cunningham Drive. (Petitioner: Matt Wilp).

Fordjour presented the requested site plan approval for the property located at 733 Cunningham Drive. The petitioner, Matt Wilp, has requested a reduction to the interior yard setback from 20 feet to 5 feet. Fordjour stated the petitioner intends to build a canopy structure on the property. Fordjour also stated that MidAmerican Energy has commented that they maintain overhead facilities adjacent to the proposed structure and is requesting that all applicable OSHA and National Electrical Safety Code requirements are followed. Fordjour stated that staff are recommending approval with the condition that landscaping or a buffer is provided to ensure safety.

Representative of the petitioner, Justin Kyte, stated the canopy is intended to improve and clean up the area while also keeping their staff safe. Wagner asked how tall the canopy will be. Kyte stated that they are still in the planning phases and height has not been determined yet.

The Planning and Zoning Commission discussed whether they should add the condition of requiring landscaping or buffer yard to the 5-foot area. The Planning and Zoning Commission decided that they did not feel it was necessary in a small space in an industrial area.

Ross (Hegarty) moved to approve Agenda Item 2025-062. Motion Carried. 7-0-0 (Yes: Bostinelos, Ross, Wagner, Brockshus, Hegarty, Glisar and Reynolds. No: 0 Abstain: 0).

Agenda Item 2025-063: Requested site plan approval for the property located at 3434 South Lakeport Street. (Petitioner: JC Properties LLC/Avalon Construction).

Schuldt stated that the petitioner, JC Properties/Avalon Construction, is requesting to defer the item as they are now requesting a to decrease the setbacks even further and new notification will need to be sent out.

Reynolds (Wagner) moved to defer Agenda Item 2025-063 to the August 26, 2025, meeting. Motion Carried. 7-0-0 (Yes: Brockshus, Ross, Reynolds, Wagner, Bostinelos, Glisar and Hegarty. No: 0 Abstain: 0).

Agenda Item 2025-064: Requested zoning ordinance text amendment to the following portions of the Municipal Code – Section: 25.02.180.5 Automobile Sales, Rental and Service, Section: 25.02.120 Commercial Uses, Section: 25.07 Definitions, and Section: 25.02.185 Interim Automobile Sales, Rental and Service. (Petitioner: City of Sioux City).

Schuldt presented the zoning ordinance text amendment for Automobile Sales, Rental and Service. Schuldt provided a summary of the history of the text amendment stating that a moratorium was put in place on January 27, 2025, for a one-year period to allow staff to review the standards and also meet with representatives from various dealerships to get input as well as further research. Schuldt provided an overview of the proposed updates which includes breaking out the types of dealerships, placing a cap of 20 used dealerships, allowing dealerships affected by government projects to relocate, and allowing a non-conforming site to move to a conforming site. Schuldt also reviewed the proposed update to several definitions. Schuldt stated that if the text amendment was approved, they would remove the current moratorium and update the language in the Municipal Code to reflect the updates. Hegarty questioned whether used auto sales are only allowed in the GC (General Commercial) zone with a conditional use permit. Schuldt stated that is correct. Wagner asked if new businesses would be allowed to expand and Schuldt stated that the new and used franchises can expand as the cap will only be on used dealerships. Hegarty clarified that the language in Section: 25.02.120 Commercial Use Standards 6b reflects conforming and nonconforming sites, staff stated that it does and can make that update.

Hegarty (Ross) moved to approve Agenda Item 2025-064 with the condition of updating the language in Section: 25.02.120 Commercial Use Standards 6b. to state conforming and nonconforming sites would be allowed to relocate. Motion Carried. 7-0-0 (Yes: Ross, Hegarty, Glisar, Reynolds, Brockshus. Wagner and Bostinelos. No: 0 Abstain: 0).

Other Business

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

Schuldt stated that City Council passed the temporary alley closure in Leeds and requested the streets department staff to put together a list of other alleys with barriers that may need to be approve for temporary closure.

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

Madsen stated that staff plan to move on to other text amendments such as parking lots, food trucks, billboards, variances, and accessory dwelling units. Staff plan to bring more information at a future meeting.

- c. Approval of the minutes of July 22, 2025, meeting.

Ross (Brockshus) moved to approve July 22, 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, Bostinelos motioned, Hegarty seconded, and with a 7-0-0 vote the meeting was adjourned at 5:10 p.m.

Submitted by Stefanie Konz

ANDREW GLISAR, CHAIR

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