

BOARD OF ADJUSTMENT
ABBREVIATED MEETING MINUTES
August 26, 2025

A regular meeting of the Board of Adjustment was held at 4:50 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, Wagner, Brockshus and Reynolds.

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; and Stefanie Konz, Administrative Secretary.

Glisar read the opening statement. Ross, Glisar and Wagner stated they would be abstaining from Agenda Item 2025-067.

Agenda Item 2025-067: Requested variance from Municipal Code Section 25.06.090.23 Sign Variance for the property located at 5500 28th Street. (Petitioner: MidAmerican Energy Company – Ryan Stansbury).

Schuldt presented the requested sign variance for the property located at 5500 28th Street. The petitioner, MidAmerican Energy Company, is requesting to place a monument sign in the right-of-way adjacent to 5500 28th Street due to citizens mistaking MidAmerican for the Woodbury County Law Enforcement Center. Staff have reached out to the Woodbury County Law Enforcement Center, and they stated they had no plans to increase their signage and were okay with MidAmerican Energy's proposed signage. Schuldt stated the petitioner could also apply to vacate the right-of-way on Outer Drive North, obtain an easement, and apply for a sign permit as another option. Hegarty asked if the petitioner is only allowed one sign even if they have two entrances, Schuldt stated that yes, they only allowed one sign.

Representative for the petitioner, David Bentz, Bishop Engineering, stated that MidAmerican Energy's property line is too far back to place a sign on. Brockshus asked if the petitioner is okay with vacating and obtaining an easement, Bishop stated that he is familiar with the process, and it would be no problem. Hegarty asked about the Frontage on Outer Drive North, Bishop stated that they preferred to have the sign on 28th Street. Marty Dougherty, Economic and Community Development Director, stated that they may need to preserve the right-of-way access for future development to the east of the MidAmerican property.

Reynolds (Hegarty) moved to approve Agenda Item 2025-067 subject to MidAmerican Energy providing a survey, legal description and easement for the property. Motion Carried. 4-0-3 (Yes: Bostinelos, Brockshus, Hegarty and Reynolds. No: 0 Abstain: Ross, Glisar, and Wagner).

Other Business

- a. Other items brought forward by the Board and/or staff.
- b. Approval of the minutes of the August 12, 2025, meeting.

Hegarty (Wagner) moved to approve August 12, 2025, minutes. Motion Carried. 7-0-0 (Yes: Bostinelos, Glisar, Brockshus, Ross, Reynolds, Wagner and Hegarty. No: 0 Abstain: 0).

There being no further business, Bostinelos motioned, Brockshus seconded, and with a 7-0-0 vote the meeting was adjourned at 5:11 p.m.

Submitted by Stefanie Konz

ANDREW GLISAR, CHAIR

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