

CITY PLANNING AND ZONING COMMISSION
ABBREVIATED MEETING MINUTES
August 26, 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, and Brockshus. Absent: Wagner (Arrived at 4:09 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; and Stefanie Konz, Administrative Secretary.

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 stated he was abstaining from Agenda Item 2025-063 and 2025-071.

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

Schuldt presented the requested site plan approval for the property located at 3434 South Lakeport Street. The petitioner, JC Properties/Avalon Construction, is proposing an addition to the existing dentist office on the property. The site plan was reviewed by the Development Review Committee on July 24, 2025, and staff advised the petitioner that the property has a double frontage lot and would require 25-foot setbacks on both frontages. Schuldt advised that the request was deferred at the August 12, 2025, meeting due to a change in the site plan to reduce the setbacks even further. Schuldt also stated that snow storage will need to be indicated as well as one bike rack.

Petitioner, Dan Hiserote, Avalon Construction, stated that he was advised the addition will require another staircase and that is why they made an update to the site plan to reduce the setbacks even further. Hiserote stated that the proposal would not harm the aesthetic of the building or cause trouble to the neighborhood. Hiserote also stated that he believes the updated site plan indicates snow storage and has no problem adding a bike rack.

Reynolds (Bostinelos) moved to approve Agenda Item 2025-063 with verification that snow storage and one bike rack is indicated on the site plan. Motion Carried. 6-0-1 (Yes: Glisar, Bostinelos, Brockshus, Wagner, Reynolds, and Hegarty. No: Abstain: Ross).

Agenda Item 2025-071: Requested zoning ordinance text amendment to the following portions of the Municipal Code – Sections: 8.24.280, 25.03.090.3, and 25.03.100.3. (Petitioner: City of Sioux City).

Madsen presented the requested zoning ordinance text amendment. Madsen stated that staff received direction from the City Council to review and update the requirements for wire fencing, more specifically, barbed wire fencing. Madsen reviewed the previous changes to the code completed in 2007 and 2015. Madsen then provided an overview of the proposed changes which includes updating zoning districts, clarifying use in rural zones, allowing use in GC (General Commercial) zones and PI (Public and Institutional) zones with site plan approval, addressing barbed wire cradles, addressing public and private utility, clarifying violation removal procedures,

updating wire security fencing definitions, and updating the zoning ordinance. Wagner questioned if razor wire is installed at the jail site or if there is an exemption for jails or penitentiaries. Madsen stated he was unsure if the jail has razor wire, however, the Planning and Zoning Commission could request changes to the text amendment. Hegarty asked about the proposed setbacks and what the reasoning was for the 2.5 foot and 5-foot proposal. Madsen stated that the Active Transportation Advisory Committee proposed the additional 5-foot setback for barbed wire fences facing outward due to safety concerns for those riding their bikes.

Dan Hiserote and Paul Koskovich shared concerns regarding the proposed text amendment. Hiserote stated that wire fences should have the same standards as other types of fencing. Hiserote also stated that staff should consider grandfathering in businesses who currently have wire fencing. Koskovich expressed concerns with staff's research of other cities wire fencing requirements as well as the setback proposal stating that the fences should be allowed up to the property line. Koskovich questioned staff as to why there were no concerns about other potentially dangerous utilities such as transformers in the right-of-way.

Hegarty stated he thought the wire fencing with the overhang included should be allowed to the property line. Several members voiced their agreement.

Hegarty (Wagner) moved to approve Agenda Item 2025-071 with an amendment to section 5b to state that all elements of the wire fencing are within the property line. Motion Carried. 6-0-1 (Yes: Wagner, Reynolds, Hegarty, Brockshus, Glisar, and Bostinelos. No: 0 Abstain: Ross).

Other Business

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

Schuldt stated that the final plat for 4601 Central Street, the dedication of 3427 Old Lakeport Road, and the first reading of the Auto Sales text amendment was approved. The City Council also approved the first reading of the Van Buren Street vacation to include Madison Street and 45th Street.

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

Postolka also provided an update to the open meetings law training stating that IPIB (Iowa Public Information Board) advised it would only be required for newly appointed members.

- c. Approval of the minutes of August 12, 2025, meeting.

Brockshus (Hegarty) moved to approve August 12, 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, Hegarty motioned, Bostinelos seconded, and with a 7-0-0 vote the meeting was adjourned at 4:49 p.m.

Submitted by Stefanie Konz

ANDREW GLISAR, CHAIR

MARTIN J. DOUGHERTY, ECONOMIC &
COMMUNITY DEVELOPMENT DIRECTOR