

CITY PLANNING AND ZONING COMMISSION
ABBREVIATED MEETING MINUTES
September 9, 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, Wagner, Bostinelos, Reynolds, Ross, and Brockshus.

The following staff members were also present: Chris Madsen, Planning Manager; Wade Schuldt, Planner; Jill Wanderscheid, Neighborhood Services Manager; 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. Brockshus stated he was abstaining from Agenda Item 2025-075.

Agenda Item 2025-070: Requested final plat of Perry Hollow Addition on property located at 32132 K-22. (Petitioner: Mark Samuelson).

Madsen presented the requested final plat of the Perry Hollow Addition on property located at 32132 K-22. Madsen stated the property is located 1.9 miles north of city limits which is within the two mile review area. The petitioner, Mark Samuelson, would like to construct a residential property on the site. Madsen stated if approved, the petitioner would need to sign an annexation agreement.

Ross (Hegarty) moved to approve Agenda Item 2025-070 subject to a signed annexation agreement. Motion Carried. 7-0-0 (Yes: Glisar, Bostinelos, Ross, Brockshus, Wagner, Reynolds, and Hegarty. No: 0 Abstain: 0).

Agenda Item 2025-072: Requested vacation of a portion of the north/south alley in the block bounded by Pacific Street, Dubuque Street, and 8th Street. (Petitioner: City of Sioux City).

Agenda Item 2025-073: Requested vacation of the properties located at 801 and 811 Pacific Street known as Coles Addition Park. (Petitioner: City of Sioux City).

Agenda Item 2025-074: Requested rezoning of the properties located at 801 and 811 Pacific Street from Public and Institutional (PI) to General Residential (GR), including adjacent north/south alley and the vacated portion of 9th Street to General Residential (GR). (Petitioner: City of Sioux City).

Madsen presented the requested vacation of a portion of the north/south alley in the block bounded by Pacific Street, Dubuque Street, and 8th Street, and the requested vacation and rezoning of the properties located at 801 and 811 Pacific Street. Madsen provided a history of the alley and Coles Addition Park. Madsen stated the vacations, and rezoning would allow for residential development on the site. Madsen also stated that the Parks Board approved the vacation of Cole's Addition Park on August 8, 2025. Hegarty asked the reasoning for the GR (General Residential) zone rather than one of the NC (Neighborhood Conservation) zones. Madsen stated that the NC (Neighborhood Conservation) zones are an older form of zoning and GR (General Residential) is the new form.

Petitioner, Jill Wanderscheid, stated that the intent of the requested vacations and rezoning is to construct 8-10 single family units. Ross asked if there was a possibility of constructing apartments. Wanderscheid stated that they do not intend to construct apartments, however, duplexes and townhomes were still in discussion and that the homes would need to be owner occupied and not rental homes. Wagner asked if there would be adequate parking, Wanderscheid stated that they intended for the homes to have garages.

John Nash and Theodore Dvorak spoke in opposition to the proposed vacations and rezoning. Nash stated he would be okay with single family housing but did not want apartments on the property. Dvorak stated that he likes the view he currently has and is against more density in the area. Dvorak also asked about purchasing the property, Wanderscheid stated the City would put out a public request for proposals which he could respond to if he would like.

Hegarty (Wagner) moved to approve Agenda Item 2025-072. Motion Carried. 7-0-0 (Yes: Wagner, Reynolds, Ross, Hegarty, Brockshus, Glisar, and Bostinelos. No: 0 Abstain: 0).

Hegarty (Bostinelos) moved to approve Agenda Item 2025-073. Motion Carried. 7-0-0 (Yes: Reynolds, Ross, Hegarty, Brockshus, Glisar, Bostinelos, and Wagner. No: 0 Abstain:0).

Hegarty (Wagner) moved to approve Agenda Item 2025-74 subject to only single-family and single-family attached housing allowed. Motion Carried. 7-0-0 (Yes: Ross, Hegarty, Brockshus, Glisar, Bostinelos, Wagner, and Reynolds. No: 0 Abstain: 0).

Agenda Item 2025-075: Requested rezoning of property located at 1302 Douglas Street, 1218-22 Douglas Street, 407 and 409 13th Street from NC. 4 (Neighborhood Conservation) and NC.5 (Neighborhood Conservation) to UR (Urban Residential). (Petitioner: City of Sioux City).

Schuldt presented the requested rezoning of property located at 1302 Douglas Street, 1218-22 Douglas Street, 407 and 409 13th Street from NC. 4 (Neighborhood Conservation) and NC.5 (Neighborhood Conservation) to UR (Urban Residential). Schuldt stated the Neighborhood Services Division received a grant to develop housing and intends to construct townhomes and/or row homes on the site. Schuldt provided a description of the proposed twenty-four units and stated that staff recommends approval of the rezoning.

Reynolds (Hegarty) moved to approve Agenda Item 2025-075. Motion Carried. 6-0-1 (Yes: Bostinelos, Wagner, Ross, Reynolds, Hegarty, and Glisar No: 0 Abstain: Brockshus).

Agenda Item 2025-076: Requested Planning and Zoning Commission certification that the Countryside Sub-Area of the Donner Park Urban Renewal area (Amendment No. 1) conforms to the Sioux City Comprehensive Plan, as adopted in August 2005. (Petitioner: City of Sioux City).

Agenda Item 2025-077: Requested Planning and Zoning Commission certification that the Lawn Ridge Sub-Area of the Combined Central Sioux City – CBD Urban Renewal Area (Amendment No. 1) conforms to the Sioux City Comprehensive Plan, as adopted in August 2005. (Petitioner: City of Sioux City).

Agenda Item 2025-078: Requested Planning and Zoning Commission certification that the Indian Hills North Sub-Area of the Teton Urban Renewal Area (Amendment No. 2) conforms to the Sioux City Comprehensive Plan, as adopted in August 2005. (Petitioner: City of Sioux City).

Agenda Item 2025-079: Requested Planning and Zoning Commission certification that the Crescent Park Urban Renewal Area conforms to the Sioux City Comprehensive Plan, as adopted in August 2005. (Petitioner: City of Sioux City).

Madsen presented the requested Planning and Zoning Commission certification for the Urban Renewal Areas of Donner Park, Combined Central Sioux City, Teton, and requested a new certification for Crescent Park Urban Renewal Area. The certification would include three sub-areas: Countryside, Lawn Ridge, and Indian Hills North. The additions of the sub-areas as well as the new Urban Renewal Area would prepare the city for current and future development.

Reynolds (Hegarty) moved to approve Agenda Item 2025-076. Motion Carried. 7-0-0 (Yes: Hegarty, Glisar, Wagner, Brockshus, Ross, Bostinelos, and Reynolds. No: 0 Abstain: 0).

Reynolds (Hegarty) moved to approve Agenda Item 2025-077. Motion Carried. 7-0-0 (Yes: Glisar, Wagner, Brockshus, Ross, Bostinelos, Reynolds, and Hegarty. No: 0 Abstain: 0).

Reynolds (Hegarty) moved to approve Agenda Item 2025-078. Motion Carried. 7-0-0 (Yes: Wagner, Brockshus, Ross, Bostinelos, Reynolds, Hegarty, and Glisar. No: 0 Abstain: 0).

Reynolds (Hegarty) moved to approve Agenda Item 2025-079. Motion Carried. 7-0-0 (Yes: Brockshus, Ross, Bostinelos, Reynolds, Hegarty, Glisar, and Wagner. No: 0 Abstain: 0).

Agenda Item 2025-083: Requested zoning ordinance text amendment to the following portions of the Municipal Code – Sections 25.05.210 Interim Sign Ordinance. (Petitioner: City of Sioux City).

Madsen presented the requested zoning ordinance text amendment. Madsen stated that staff have received direction from City Council to create a new off-premise sign moratorium while Staff look into regulations regarding off-premise signs. Madsen provided a history of the previous moratorium and revisions made to the Sign Ordinance. Madsen stated that staff have approved four new off-premise signs in the last month and have interest from other companies for several more signs. Staff are proposing a six-month moratorium to review the current ordinance, work with sign companies, and put together revisions to present at a later date.

Cami Claussen stated she works for a sign company who is interested in putting signs up in Sioux City. Claussen stated she would like to be included in discussions when they take place.

The Planning and Zoning Commission discussed whether the current ordinance would allow pending applications to move forward once the moratorium takes effect. Postolka stated he would look into this and work with staff as to whether pending applications would be allowed to continue forward.

Ross (Wagner) moved to approve Agenda Item 2025-083. Motion Carried. 7-0-0 (Yes: Ross, Wagner, Hegarty, Glisar, Brockshus, Bostinelos, 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 the Madison Street vacation was deferred as the City Council members wanted to drive by the site for themselves. All three readings for the barbed wire text amendment were approved with the Planning and Zoning Commission's recommendations. The second and third reading for the Auto Sales text amendment and moratorium were also approved with the definition change.

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

c. Approval of the minutes of August 26, 2025, meeting.

Glisar (Bostinelos) moved to approve August 26, 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, Glisar motioned, Hegarty seconded, and with a 7-0-0 vote the meeting was adjourned at 4:58 p.m.

Submitted by Stefanie Konz

ANDREW GLISAR, CHAIR

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