

CITY PLANNING AND ZONING COMMISSION
ABBREVIATED MEETING MINUTES
October 14, 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: Hegarty, Glisar, Reynolds, Ross. Absent: Brockshus, Wagner (arrived at 4:01 p.m.), and Bostinelos (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 Kuenry, Zoning Enforcement Officer; Arah Montagne, Environmental Services Manager; Jesse Dunn, Civil Engineer; Nicole Dubois, 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 Items 2025-084 and 2025-092.

Agenda Item 2025-084: Requested rezoning of 3700 Jefferson Street from GC (General Commercial) to GI (General Industrial). (Petitioner: Dolf Ivener).

Madsen presented the requested rezoning of 3700 Jefferson Street from GC (General Commercial) to GI (General Industrial). The petitioner, Dolf Ivener, is requesting to rezone the property for future industrial use. Madsen stated that the rezoning request was also heard in 2024 when the petitioner was working with Knife River to relocate their facilities. The request was denied by City Council and Knife River is no longer working with the petitioner on the subject property. Madsen stated that the 2005 Comprehensive Plan as well as the Hoeven Valley Transportation Study both indicate the site to be industrial use. Madsen stated that staff is recommending approval with the conditions that a site plan is brought back for review and that staff be directed to review and update the Hoeven Valley Transportation Study.

Petitioner, Dolf Ivener, stated that rezoning to GI (General Industrial) falls in line with the 2005 Comprehensive Plan. Ivener also stated that he feels industrial would be the best use of the site. Ivener stated that as of right now he is not working with anyone to purchase the site for industrial use.

Barry Bohlke, Bobby Carpenter, David Raymond, and Lila Baker, all spoke in opposition to the requested rezoning. All shared concerns with having industrial so close to residential and near the parks and schools in the area. Bohlke stated that last year the Leeds community petitioned against it and had over 600 signatures. Raymond stated that the notice area is not large enough and stated that the Comprehensive Plan is outdated.

The Planning and Zoning Commission held a general discussion regarding the rezoning and whether they should recommend rezoning the property without a use being requested or if the site plan review would be enough to feel comfortable moving forward with the rezoning request. Many members stated they were not comfortable with the rezoning without a known use. The Planning and Zoning Commission did direct staff to move forward with updating the Hoeven Valley Transportation Study regardless of the vote.

Reynolds (Hegarty) moved to approve Agenda Item 2025-084 subject to the conditions set by staff of a site plan review and Hoeven Valley Transportation Study completed. Motion Denied. 1-4-1 (Yes: Hegarty. No: Reynolds, Bostinelos, Wagner, and Glisar. Abstain: Ross).

Agenda Item 2025-086: Requested site plan approval for the property located at 3601 Country Club Boulevard. (Petitioner: Verizon Wireless, as lessee on land owned by the Sioux City Community School District).

Fordjour presented the requested site plan approval for the property located at 3601 Country Club Boulevard. The petitioner, Verizon Wireless, is requesting to construct an 89' tall cell tower on the property. The Sioux City Community School District granted permission for Verizon Wireless to lease the land for the cell tower. Fordjour reviewed the 2015 Iowa Cell Tower Legislation and the 13 actions that local government cannot take with reviewing telecommunication tower requests. Fordjour also reviewed the Municipal Code requirements and stated that the site plan does meet the requirements.

Petitioner, Woody Krog, stated that Verizon Wireless negotiated a deal with the Sioux City Community School District to construct an 80' cell tower with a 9' lightning rod. Krog stated they meet the setback requirements and completed an airspace analysis. Glisar and Wagner asked why they chose that location. Krog stated that it was the only raw land location where the owner expressed interest in leasing it out. Krog stated the tower will improve the capacity of cell service in the area.

Bill Vault and Mike Wheelock spoke in opposition to the requested site plan approval. Both shared concerns about the lack of notice by the Sioux City Community School District. Wheelock also shared health and safety concerns. Vault stated that cell service is fine in the area and does not see the need for another tower.

Hegarty (Wagner) moved to approve Agenda Item 2025-086. Motion Carried. 6-0-0 (Yes: Ross, Hegarty, Glisar, Reynolds, Wagner, and Bostinelos. No: 0 Abstain: 0).

Agenda Item 2025-091: Requested rezoning of property located at 2290 41st Street from PI (Public and Institutional) to NC.5 (Neighborhood Conservation). (Petitioner: City of Sioux City).

Schuldt presented the requested rezoning of property located at 2290 41st Street from PI (Public and Institutional) to NC.5 (Neighborhood Conservation). Schuldt stated that earlier this year the Iowa Annual Conference of the United Methodist Church requested to rezone from NC.5 (Neighborhood Conservation) to PI (Public and Institutional) to construct a church on the property. Since that project is no longer moving forward at that site, City Council requested to rezone the property back to NC.5 (Neighborhood Conservation). Schuldt also stated he spoke with the property owner, and they were in support of rezoning the property back to NC.5 (Neighborhood Conservation). Wagner questioned why it is zoned NC.5 (Neighborhood Conservation). Schuldt stated that NC.5 (Neighborhood Conservation) allows for light commercial use.

Glisar (Ross) moved to approve Agenda Item 2025-091. Motion Carried. 6-0-0 (Yes: Hegarty, Glisar, Bostinelos, Wagner, Ross, Wagner, and Reynolds. No: 0 Abstain: 0).

Agenda Item 2025-092: Requested site plan approval for the property located at 3501 28th Street. (Petitioner: Jeff Hanson).

Fordjour presented the requested site plan approval for the property located at 3501 28th Street. The petitioner, Jeff Hanson, is working with Agape Community Services to construct a treatment facility on the property. Fordjour stated that on December 12, 2023, the Planning and Zoning

Commission approved the rezoning of this property and placed a condition that the site plan must be reviewed by the Planning and Zoning Commission. The Development Review Committee reviewed the site plan at the October 2, 2025, meeting and provided comments regarding parking, snow storage, design standards, landscaping, and sidewalk/pedestrian access.

Petitioner, Jeff Hanson, stated that the comments made at the Development Review Committee were addressed. Glisar asked if he would agree to put in a sidewalk if other businesses in the area had to put in a sidewalk. Hanson stated that they did apply for a sidewalk deferral that will be heard by the Active Transportation Advisory Committee on October 15, 2025. Hanson stated that he would consult with his clients when or if other businesses have to put in a sidewalk about putting one in. Hanson stated that Agape's frontage is rather large and the cost to put in a sidewalk would be substantial. David Larsen, representative of Agape Community Services, gave a description of services offered and the rehabilitation process.

Glisar (Reynolds) moved to approve Agenda Item 2025-092. Motion Carried. 5-0-1 (Yes: Bostinelos, Wagner, Hegarty, Glisar, and Reynolds. 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 Board of Adjustment actions were acknowledged. The dedications and vacations on Floyd Boulevard were all approved.

- b. Other items brought forward by the Commission and / or Staff.
- c. Approval of the minutes of September 23, 2025, meeting.

Ross (Hegarty) moved to approve September 23, 2025, minutes. Motion Carried. 6-0-0 (Yes: Reynolds, Hegarty, Glisar, Bostinelos, Wagner, and Ross. No: 0 Abstain: 0).

There being no further business, Ross motioned, Bostinelos seconded, and with a 6-0-0 vote the meeting was adjourned at 5:10 p.m.

Submitted by Stefanie Konz

ANDREW GLISAR, CHAIR

MARTIN J. DOUGHERTY, ECONOMIC &
COMMUNITY DEVELOPMENT DIRECTOR