

BOARD OF ADJUSTMENT
ABBREVIATED MEETING MINUTES
November 25, 2025

A regular meeting of the Board of Adjustment was held at 5:24 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, Reynolds, Wagner, Glisar, Hegarty, Brockshus, and Bostinelos.

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 Gabby Menard, Administrative Assistant.

Glisar read the opening statement. Ross stated he was abstaining from Agenda Items 2025-096, conflict of interest.

Agenda Item 2025-096: Requested conditional use permit pursuant to Municipal Code Table 25.02.120 on property known as 1123/1125 Nebraska Street. (Petitioner: Muhammad Sajid).

Fordjour presented the requested conditional use permit for the property known as 1123/1125 Nebraska Street. The petitioner intends to operate a grocery store with alcohol and tobacco sales for off-sale consumption. On October 28th, 2025, the Board of Adjustment approved a conditional use permit without any condition for this property. The City Council on November 10, 2025, remanded the decision of the Board to further review due to concerns raised by the neighbors, Warming Shelter, and the Community Health Center.

Wagner (Bostinelos) motion to rehear agenda item 2025-09 Motion failed. 3-3-1 (Yes: Brockshus, Bostinelos, and Wagner. No: Glisar, Hegarty, and Reynolds Abstain: Ross).

Agenda Item 2025-099: Requested temporary use permit pursuant to Municipal Code Section 25.02.200 on property known as 2000 Military Road. (Petitioner: Afolabi Ehikioya of Kingdom Ministries International).

Fordjour presented the requested temporary use permit on property known as 2000 Military Road. The Petitioner intends to operate a neighborhood U-Haul facility for vehicle rentals and drop offs on the said property for one year. Staff received two responses, one in favor and one opposed. Fordjour gave a brief overview of what a temporary use permit can be used for. The current zoning designation of the property does not allow this use either by right or through a conditional use permit. The proposed placement on the land is not unsightly to the general public, nor does it use neighboring properties. Staff have advised the petitioner to identify a new location where activity can be conducted permanently in compliance with the code.

Petitioner, Afolabi Ehikioya provided an overview of Kingdom Ministries International and its mission to create awareness and a presence in the community. He stated that adding this to his property will help him connect with more people moving into the community and draw additional attention to the ministry.

Glisar asked for clarification on which portion of the property would be used for the U-Haul operation. Ehikioya and staff showed that it would be located in the parking lot behind the church. Glisar then asked how often the church is used, and Ehikioya stated that it is used three days a week. Glisar also asked whether there would be a limit on the number of U-Haul vehicles on site.

Nikki Newton with U-Haul explained that there are lot limits of four trucks and three trailers, so the number will not exceed this. Newton also clarified that this would be a U-Haul dealership, not a full facility.

Wagner asked for clarification on whether the trucks and trailers would remain on-site until they are rented. Newton stated that they would stay on the property until rented, but due to high demand, they do not expect them to remain there for long.

Reynolds asked what the hours of operation for the U-Haul dealership. Ehikioya stated they would be from 8:00 a.m. – 4:30 p.m. five days a week.

Dana Martin spoke in opposition to the item, expressing concerns about allowing a U-Haul business to operate in a residential neighborhood. She stated that she believes it would negatively affect safety, property values, and the overall quality of life in the area.

Board members stated they understand what the petitioner is trying to do and commend what they are doing but have to agree with staff concerns.

Glisar (Bostinelos) moved to approve Agenda Item 2025-096. Motion Carried. 0-7-0 (Yes:0 No: Hegarty, Reynolds, Bostinelos, Ross, Wagner, Brockhaus, and Glisar Abstain: 0).

Agenda Item 2025-103: Requested variance pursuant to Municipal Code Table 25.03.040.1 on property known as 1313 11th Street. (Petitioner: Cargill, Inc – Christopher Osborn).

Schuldt presented the requested variance on property known as 1313 11th Street. The petitioner intends to purchase/demolish the Food Bank of Siouland building and construct a new boiler plant and build a pipe bridge across the railroad tracks to the main Cargill plant. The variance is to reduce the side yard setback for the property.

Petitioner, Chris Osborn with Cargill, Inc. gave a brief overview of what they are intending to do with the property.

Glisar asked what the property would look like until it is developed. Osborn said it would be a gravel lot.

Ross (Reynolds) moved to approve Agenda Item 2025-097. Motion carried. 7-0-0 (Yes: Hegarty, Reynolds, Bostinelos, Ross, Wagner, Brockhaus, and Glisar No: 0 Abstain: 0).

Agenda Item 2025-105: Requested variance pursuant to Municipal Code Table 25.03.080.2 (g) & (h) on property known as 3806 Floyd Boulevard. (Petitioner: Dattamac's – Steve Dattolico).

Schuldt presented the requested variance for property known as 3806 Floyd Boulevard to allow for the construction of a dumpster enclosure in the front yard. Schuldt gave some background on the property. He stated that there is a concrete pad that the dumpster is currently on that is in the right-of-way. The dumpster used to be located in the southeast corner of the property.

Petitioner Steve Dattolico with Dattamac's stated that he recently installed new asphalt on his property at a cost of \$40,000, and the reason he moved the dumpster was due to soft spots and sinkholes. He explained that the soil will remain wet for the next 10 years and noted that trucks have already created divots in the asphalt.

The Commission expressed concern that approving this variance could set a precedent for granting similar requests in the future.

Glisar (Ross) moved to approve Agenda Item 2025-100. Motion Carried. 1-6-0 (Yes: Hegarty No: Reynolds, Bostinelos, Ross, Wagner, Brockhaus, and Glisar Abstain: 0).

Agenda Item 2025-107: Requested conditional use permit pursuant to Municipal Code Section 25.02.180.3 on property known as 424 20th Street. (Petitioner: Mullve Alsecika).

Schuldt presented the requested conditional use permit for property located at 424 20th Street. The proposal would allow the petitioner to operate a hookah bar with a Conditional Use Permit to serve alcohol and tobacco on the premises within the existing building.

Petitioner, Mullve Alsecika stated he plans to have the hookah bar and coffee bar only.

Ross (Hegarty) motion to approve Agenda Item 2025-097 for onsite tobacco use only and not alcohol. Motion carried. 7-0-0 (Yes: Wagner, Bostinelos, Reynolds, Glisar, Hegarty, Brockshus, and Ross. No: 0 Abstain: 0).

Agenda Item 2025-108: Requested appeal pursuant to Municipal Code Subsection 25.06.090.20 on property known as 4200 Military Road. (Petitioner: William Buckholtz).

Gabriel presented the requested appeal to the property located at 4200 Military Road. The petitioner objects to the approval of a minor modification granted to Delfino Olvera on October 24, 2025, allowing a 1.1-foot encroachment into the rear yard setback to the same property.

Petitioners, William Buckholtz, Rod Buckholtz, and Alex Pelelo expressed concerns that the property has no frontage on Military Road or access to Military Road, that the site is too small to develop a duplex on, traffic issues, and water drainage issues.

Delfino Olvera spoke in opposition to this item. Olvera intends to build a duplex on the property and plans to meet all requirements.

Glisar (Brockshus) moved to affirm the decision of staff on Agenda Item 2025-097. Motion carried. 7-0-0 (Yes: Wagner, Bostinelos, Reynolds, Glisar, Hegarty, Brockshus, and Ross. No: 0 Abstain: 0).

Other Business

- a. Approval of the Board of Adjustment Annual Report.

Schuldt presented the Board of Adjustment annual report. Schuldt gave an overview of the hearings that took place in 2024 and the approved applications.

Glisar (Reynolds) moved to approve the Board of Adjustment annual report. Motion Carried. Motion Carried. 7-0-0 (Yes: Hegarty, Reynolds, Bostinelos, Ross, Wagner, Brockhaus, and Glisar. No: 0 Abstain: 0).

Other items brought forward by the Board and / or staff.

- b. Approval of the minutes from the October 28, 2025, meeting.

Glisar (Bostinelos) moved to approve the minutes of the October 28, 2025, meeting. Motion Carried. 7-0-0 (Yes: Hegarty, Reynolds, Bostinelos, Ross, Wagner, Brockhaus, and Glisar. No: 0 Abstain: 0).

There being no further business, Glisar motioned, Reynolds seconded, and with a 7-0-0 vote the meeting was adjourned at 7:05 p.m.

Submitted by Gabby Menard

ANDREW GLISAR, CHAIR

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