

**CITY PLANNING AND ZONING COMMISSION**  
**ABBREVIATED MEETING MINUTES**  
**October 28, 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, Wagner, Bostinelos Reynolds, Ross. Absent: Brockshus (Excused) and Glisar (arrived at 4:07 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; Gordon Phair, City Engineer; Steven Postolka, Assistant City Attorney; and Stefanie Konz, Administrative Secretary.

Bostinelos read the opening statement explaining the procedures. She 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 2025-098, 2025-101, and 2025-104. Glisar and Wagner stated they were abstaining from Agenda Item 2025-104 due to a conflict of interest.

**Agenda Item 2025-090:** Requested vacation of the north/south alley adjacent to 1705 and 1715 John Street and east/west alley adjacent to 2101, 2115, 2117, and 2121 West 17th Street. (Petitioner: Michael Dolan).

Fordjour presented the requested vacation of the north/south alley adjacent to 1705 and 1715 John Street and east/west alley adjacent to 2101, 2115, and 2121 West 17th Street. Fordjour provided a description and a brief history of the properties. Fordjour stated the petitioner, Michael Dolan, has agreed to purchase both alleys if the adjacent property owners decline to purchase their half. Fordjour also stated that the proposed vacation will not impact access to the existing properties.

Petitioner, Michael Dolan, stated he is requesting the vacation to connect all of his properties and prevent building on the area as he stated he enjoys the wildlife and nature of the area.

Ross (Wagner) moved to approve Agenda Item 2025-090 Motion Carried. 6-0-0 (Yes: Hegarty, Reynolds, Bostinelos, Ross Wagner, and Glisar. No: 0 Abstain: 0).

**Agenda Item 2025-093:** Requested site plan approval for the property located at 3240 31st Street. (Petitioner: Jason Sloniker/Donnie Grant).

Schuldt presented the requested site plan approval for the property located at 3240 31st Street. The petitioner's Jason Sloniker and Donnie Grant are proposing to construct a 99,000 square foot speculative warehouse building on the property. The petitioners are requesting approval for a reduction in the required driveway separation of 200' to 91' to the northeast and 89'10" to the southwest. Wagner asked if the petitioner is proposing to have three driveways. Schuldt stated yes, the petitioner is requesting three driveways. Schuldt also stated that the Fire Department expressed concerns at the September 25, 2025, Development Review Committee meeting regarding access.

Petitioners, Jason Sloniker and Donnie Grant, stated the reason for the request is to provide ease of access to semi-trucks that may be utilizing the lot. Grant also stated that Springdale Drive is

rarely used. Glisar agreed that Springdale Drive is not used often and liked the idea for utilizing the space.

Wagner (Ross) moved to approve Agenda Item 2025-093. Motion Carried. 6-0-0 (Yes: Ross, Hegarty, Glisar, Reynolds, Wagner, and Bostinelos. No: 0 Abstain: 0).

**Agenda Item 2025-098:** Requested vacation of the 28th Street right-of-way adjacent to 5500 28th Street. (Petitioner: MidAmerican Energy Company – Ryan Stansbury).

Schuldt presented the requested vacation of the 28th Street right-of-way adjacent to 5500 28th Street. The petitioner, MidAmerican Energy Company, is requesting to vacate and install a 150 square foot monument sign at the location to prevent confusion between MidAmerican Energy Central Campus and the Law Enforcement Center. Schuldt stated that the City of Sioux City would maintain ownership of the property and provide an easement to MidAmerican Energy Company. Hegarty asked why vacate the right-of-way and not just provide an easement. Schuldt stated that vacating the right-of-way will remove the right-of-way from the transportation system.

Bostinelos (Reynolds) moved to approve Agenda Item 2025-091. Motion Carried. 3-0-3 (Yes: Hegarty, Bostinelos, and Reynolds. No: 0 Abstain: Wagner, Ross, and Glisar).

**Agenda Item 2025-101:** Requested rezoning of property located at 4707 Stone Park Boulevard from AG (Agriculture) and NC. 1 (Neighborhood Conservation) to RR (Rural Residential). (Petitioner: Tanner Lambert).

Fordjour presented the requested rezoning of property located at 4707 Stone Park Boulevard from AG (Agriculture) and NC. 1 (Neighborhood Conservation) to RR (Rural Residential). The petitioner, Tanner Lambert, is requesting to rezone the 11.82 acres of land to subdivide the lots for possible development. Wagner asked about the lot size requirement for the NC.1 (Neighborhood Conservation) zone. Schuldt stated that the minimum lot size requirement for the NC.1 (Neighborhood Conservation) is 2 acres whereas the minimum lot size requirement for the AG (Agriculture) zone is 20 acres.

Glisar (Hegarty) moved to approve Agenda Item 2025-101. Motion Carried. 5-0-1 (Yes: Bostinelos, Wagner, Hegarty, Glisar, and Reynolds. No: 0 Abstain: Ross).

**Agenda Item 2025-104:** Requested site plan approval for the property located at 3314 Highway 75 North. (Petitioner: Jody Reich).

Fordjour presented the requested site plan approval for the property located at 3314 Highway 75 North. The petitioner, Jody Reich, is requesting a reduction in interior and street yard setbacks from 20' to 0' for the construction of a proposed self-storage expansion facility. Fordjour stated the site plan was reviewed by the Development Review Committee on October 16, 2025, and was denied due to the following deficiencies: landscaping, snow storage, sidewalk and pedestrian access and setback requirements. Fordjour also stated that the Iowa Department of Transportation stated they object to the setback reduction due to future improvements to Martha Street for future development. Fordjour also stated that the current fence on the property is encroaching into the right-of-way.

Petitioner, Jody Reich, stated that the fence in the right-of-way will be rectified. Glisar asked about the snow storage and landscaping requirements. Reich stated that he could possibly use the area in front of the property for snow storage and intends to use berm and metal fencing for landscaping. Reich also stated that he has requested waivers for the sidewalks as there are

currently no sidewalks on Martha Street. Gordon Phair, City Engineer, stated that the city will be requiring sidewalks on Martha Street for future development.

Jessica Felix with the Iowa Department of Transportation spoke in opposition to the requested site plan approval. Felix stated that due to the future development there will need to be traffic signals and possibly turn lanes on Martha Street and Highway 75 North. Felix also stated that due to future development there should be sidewalks required. Felix also shared concerns with drainage flowing into the right-of-way.

The Planning and Zoning Commission discussed deferring or deleting the item due to the lack of information. The Commission stated that deleting the item would allow the petitioner time to revise the site plan.

Wagner (Hegarty) moved to delete Agenda Item 2025-104. Motion Carried. 5-0-1 (Yes: Bostinelos, Reynolds, Glisar, Hegarty, and Wagner. No: 0 Abstain: Ross).

### **Other Business**

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

Glisar stated that the rezoning for 2290 41st Street was approved for all three readings. The first reading for the site plan at 3601 Country Club Boulevard was approved. The rezoning at 3700 Jefferson Street was deferred due to the petitioner requesting deferral as not all council members were present.

- b. Other items brought forward by the Commission and / or Staff.
- c. Approval of the minutes of October 14, 2025, meeting.

Ross (Bostinelos) moved to approve October 14, 2025, minutes. Motion Carried. 6-0-0 (Yes: Reynolds, Hegarty, Glisar, Bostinelos, Wagner, and Ross. No: 0 Abstain: 0).

**There being no further business, Bostinelos motioned, Hegarty seconded, and with a 6-0-0 vote the meeting was adjourned at 4:50 p.m.**

*Submitted by Stefanie Konz*

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ANDREW GLISAR, CHAIR

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MARTIN J. DOUGHERTY, ECONOMIC & COMMUNITY DEVELOPMENT DIRECTOR