

**CITY PLANNING AND ZONING COMMISSION**  
**ABBREVIATED MEETING MINUTES**  
**November 25, 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: 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 Kuenry, Zoning Enforcement Officer; Gordon Phair, City Engineer; Steven Postolka, Assistant City Attorney; and Gabby Menard, Administrative Assistant.

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 2025-109, and 2025-110.

**Agenda Item 2025-102:** Requested site plan approval for the property at 2401 Hamilton Boulevard. (Petitioner: Jeff Hanson, on behalf of 7 Brew).

Fordjour presented the requested site plan approval for the property located at 2401 Hamilton Boulevard. Fordjour stated the petitioner intends to demolish the existing building and construct a new drive-thru coffee shop on the property. The plans were submitted to the Development Review Committee on October 23, 2025 with the following concerns of the site plan submitted; no bypass lane provide between the proposed stacking lanes, both drive-thru lanes are located on the front side of the building facing Hamilton Boulevard, no proposed plan for snow storage area, no loading area, site plan does not include a dumpster enclosure, landscaping requirements weren't shown, no pedestrian access from the sidewalk to the proposed structure, and property does not match with the County data. Staff have requested an updated site plan to address the following issues.

Ross asked for clarification on having two stacking lanes, and bypass lane for all coffee shops. Fordjour stated that it depends on the location of the front of the building. Madsen provided additional clarification on when the bypass lane would be required. Regardless of how many stacking lanes there are, the bypass lane would still be required. Wagner asked if these requirements were presented to the developer. Fordjour confirmed that the developer is aware of all the requirements and asked for a revised site plan.

Petitioner, Jeff Hanson on behalf of 7 Brew, stated plans were submitted to the Development Review Committee as a concept plan rather than a site plan, and they received the same comments. Hanson advised that they plan to meet all requirements except for the drive-up in the front of the building and the bypass lane. He stated that without the drive-thru being located in front, the project would not work. Hanson provided information regarding the operations of 7 Brew, noting they are new to Sioux City. He explained that the majority of the traffic will be drive-up, although walk-up service will also be available.

Alex Carney, Chief Developer Officer of High Plains Brew, the franchise of 7 Brew Coffee, provided information on how 7 Brew operates as it is a different experience than any other coffee shop.

Glisar asked if not having the bypass lane would be a make or break the project. Carney stated they would continue with the project regardless of having the bypass lane.

Ross asked for confirmation on whether bypass lanes have been waived in the past for other businesses. Madsen stated that bypass lanes have been waived previously. Ross also asked if the drive-up being located at the front of the building was more of an aesthetic concern, and Madsen confirmed that it was.

Ross (Reynolds) motion to approve the item 2025-102 in relation to waiving the requirement of the bypass lane and allowing the drive-up in the front of the building. Motion Carried. 7-0-0 (Yes: Hegarty, Reynolds, Bostinelos, Ross, Wagner, Brockhaus, and Glisar. No: 0 Abstain: 0).

**Agenda Item 2025-106:** Requested dedication of Transit Avenue for the property located at 3903 ½ 3rd Avenue. (Petitioner: City of Sioux City).

Schuldt presented the requested dedication for Transit Avenue for the property located at 3903 ½ 3rd Avenue. He stated that the parcel was originally acquired as part of the Transit Avenue reconstruction and widening project, and this dedication would officially designate the subject property as public right of way. Schuldt reported that one response was received and that he spoke with the property owner, who was ok with dedication.

Glisar (Wagner) moved to approve Agenda Item 2025-106. Motion Carried. 7-0-0 (Yes: Hegarty, Reynolds, Bostinelos, Ross, Wagner, Brockhaus, and Glisar. No: 0 Abstain: 0).

**Agenda Item 2025-109:** Requested rezoning of 2319 and 2605 ½ 41st Street from NC.1 (Neighborhood Conservation) and AG (Agriculture) to GR (General Residential) (Petitioner: Rod Lieber).

**Agenda Item 2025-110:** Requested preliminary plat of Lieber Heights on property located at 2319 and 2605 ½ 41st Street (Petitioner: Rod Lieber).

Madsen presented the requested rezoning of 2319 and 2605 ½ 41st Street from NC.1 (Neighborhood Conservation) and AG (Agriculture) to GR (General Residential) and requested preliminary plat of Lieber Heights on property located at 2319 and 2605 ½ 41st Street. Madsen provided background information on the project that was initially brought forward in 2019, stating that the item was deleted from the City Council agenda on July 22, 2019. He stated that a concept plan was later brought to the Commission in 2023 and was approved by the City Council on September 25, 2023, by Ordinance Number 2023-0898. Madsen explained that the rezoning and preliminary plat being presented today follow that concept plan. He stated that the number of lots and the layout of the development have changed slightly. The project now includes 115 lots consisting of 85 single-family detached homes, 38 twin homes on 19 lots, 21 three-plex units on 7 lots, 12 four-plex units on 3 lots, 2 stormwater lots, and 1 lot designated for a public park. Madsen provided an overview of the design standards and presented all requirements. He stated sixty notices were sent to the extended notification area, and two responses were received regarding density within the development. Staff recommends approval of the rezoning and preliminary plat.

Petitioner, Brett Langley with Civil Engineer and Constructors is representing Rod Lieber.

Sharon Brown, Tina Hall, David Ramond, Isaac Deurloo, Tim Elvano and Alyssa Sulsberger all spoke in opposition of the rezoning and preliminary plat. They have concerns regarding density, traffic, dust control, water run-off issues, who is paying for the development, and completion of this project.

Ryan Schultz spoke in opposition to the rezoning and preliminary plat. He is concerned about his property located at 2309 ½ 41st Street being land locked, and how he will be able to gain access to it.

Langley addressed concerns regarding density, stating that while he cannot speak to exact grading or slopes at this time, all aspects will be reviewed by the Engineering Department and will meet city code requirements. He stated that the majority of the dirt will remain on site, with approximately 25,000 cubic yards (CY) moved off-site, roughly 1,200 truckloads per year. City Engineer Gordon Phair added that this would average about 8 loads per day.

Langley explained that the development will include two detention ponds on the south side, divided into east and west sections. A significant portion of the site flows east, and between the two ponds, they will capture runoff from 42 acres. Much of the water that previously flowed toward neighboring properties will now be directed to the detention ponds, holding more water on-site and reducing runoff to adjacent properties.

Regarding the Schultz property, Langley stated that if they are able to work with property owners on slopes and tie-ins, there may be options for access. He added that the property owner is willing to work with neighbors on grading issues or access to their properties.

Glisar asked about drainage on the east side where there is a terrace. Langley stated that drainage will follow an existing easement on the east side of Bings Court and flow south into the city's storm sewer system.

Langley also addressed the project schedule, stating that grading is expected to take about one year, construction will take 5–7 years, and full build-out is anticipated over 10 years. Any lots not currently being developed will remain as farmland. He stated that the property owner will fund the development and is working with city staff on a development agreement that will assist with TIF funding.

Glisar asked when they would see the final plat. Madsen stated that if the rezoning and preliminary plat are approved, the developer can begin grading. He added that if there are no changes to the preliminary plat, the final plat would go to City Council for approval with public notice being mailed to property owners in the vicinity.

Hagerty commended the developer on the great work and for taking all concerns into consideration. He hopes that the city takes the traffic study into consideration, stating that the traffic is the biggest concern.

Glisar mentioned that a sidewalk will be installed to connect the development to North Middle.

Wagner asked whether the preliminary plat would need to return to the commission for approval if access is added for the property owner at 2309 ½ 41st Street. Madsen stated that if there are no major changes, it would not need to return for approval.

Glisar (Hegarty) moved to approve Agenda Item 2025-109. Motion Carried. 6-0-1 (Yes: Hegarty, Reynolds, Bostinelos, Wagner, Brockhaus, and Glisar. No: 0 Abstain: Ross).

Glisar (Wagner) moved to approve Agenda Item 2025-110 with the condition that 2309 ½ 41st has access to the property off of Buffalo Run. Motion Carried. 6-0-1 (Yes: Hegarty, Reynolds, Bostinelos, Wagner, Brockhaus, and Glisar. No: 0 Abstain: Ross).

## Other Business

- a. Approval of Planning and Zoning Commission Annual Report.

Schuldt presented the Planning and Zoning Annual Report for approval. Schuldt highlighted the notable annexations, applications and text amendments that were approved.

Hagerty (Bostinelos) moved to approve the Planning and Zoning Commission annual report. Motion Carried. 7-0-0 (Yes: Hegarty, Reynolds, Bostinelos, Ross, Wagner, Brockhaus, and Glisar. No: 0 Abstain: 0).

- b. Approval of Design Review Committee Annual Report.

Schuldt presented the Design Review Committee annual report for approval and went over several of the site plans that have been approved.

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

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

Glisar stated he didn't attend the meeting because the rezoning item in Leeds was deleted.

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

Marty Dougherty, Economic Development and Community Development Director address the change that will be coming with the submission of online application for the Design Review Committee.

- e. Approval of the minutes of October 28, 2025, meeting.

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

**There being no further business, Bostinelos motioned, Brockshus seconded, and with a 7-0-0 vote the meeting was adjourned at 5:20 p.m.**

*Submitted by Gabby Menard*

---

ANDREW GLISAR, CHAIR

---

MARTIN J. DOUGHERTY, ECONOMIC &  
COMMUNITY DEVELOPMENT DIRECTOR