

CITY PLANNING AND ZONING COMMISSION
ABBREVIATED MEETING MINUTES
September 23, 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, Bostinelos, Reynolds, Ross, and Brockshus. Absent: Glisar and Wanger (Both arrived at 4:01).

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; 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. Brockshus stated he was abstaining from Agenda Items 2025-068 and 2025-082.

Agenda Item 2025-068: Requested vacation of street right-of-way adjacent to 3252, 3298, and 3308 Floyd Boulevard. (Petitioner: City of Sioux City).

Schuldt presented the requested vacation of street right-of-way adjacent to 3252, 3298, and 3308 Floyd Boulevard. Schuldt provided a history of the property stating that the City of Sioux City began acquiring the property in 1976 for Fire Station #7. Staff recently found that the requested portion was still considered part of Floyd Boulevard right-of-way. Schuldt also stated that a survey was completed that showed that 3298 and 3308 Floyd Boulevard both have portions of land in the Floyd Boulevard right-of-way. Staff have received signed purchase agreements from the property owners of 3298 and 3308 Floyd Boulevard.

Glisar (Hegarty) moved to approve Agenda Item 2025-068. Motion Carried. 6-0-1 (Yes: Glisar, Bostinelos, Ross, Wagner, Reynolds, and Hegarty. No: 0 Abstain: Brockshus).

Agenda Item 2025-082: Requested dedication of land located at 3247 Floyd Boulevard, 3239 Floyd Boulevard, 3238 Floyd Boulevard, and land adjacent to 3238 Floyd Boulevard as public right-of-way.

Schuldt presented the requested dedication of land located at 3247 Floyd Boulevard, 3239 Floyd Boulevard, 3238 Floyd Boulevard, and land adjacent to 3238 Floyd Boulevard. Schuldt stated that staff discovered several parcels that had not been dedicated while completing the previously presented vacation request on Floyd Boulevard. The requested dedication will correct the four parcels on Floyd Boulevard to be considered public right-of-way.

Glisar (Wagner) moved to approve Agenda Item 2025-082. Motion carried. 6-0-1 (Yes: Ross, Hegarty, Glisar, Reynolds, Wagner, and Bostinelos. No: 0 Abstain: Brockshus).

Other Business

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

Glisar stated that the petitioner's for the requested vacation of 45th Street and Madison Street decided to withdraw their request. The rezoning on 13th and Douglas Street and vacation and rezoning request for Cole's Park, as well as the four TIF Amendments were all approved.

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

Madsen stated that the billboard moratorium was approved and will be in effect until March 16, 2026. Madsen stated that City Council directed staff to review the Sign Ordinance during the moratorium period and come back with proposed changes. Madsen gave an overview of some of the options that could be considered, including increasing requirements, a permanent moratorium, or changing the approval body as well as providing examples of similar cities' requirements. Ross stated he was in favor of some type of removal ratio. Hegarty stated he thought requiring a minimum distance would prevent an influx of billboards.

Madsen stated that the Mayor asked if the property at 41st Street and Outer Drive could be zoned back from PI (Public and Institutional) to NC (Neighborhood Conservation) as the petitioner decided not to proceed with the construction of a church. Madsen stated that staff are working with City Legal to determine the best way to revert the zoning. Glisar asked if it was possible for the Planning and Zoning Commission to be updated following rezoning requests, such as if building permits were issued or if construction has begun. Madsen stated staff could provide updates for rezoning items.

- c. Approval of the minutes of September 9, 2025, meeting.

Brockshus (Hegarty) moved to approve September 9, 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, Hegarty motioned, Bostinelos seconded, and with a 7-0-0 vote the meeting was adjourned at 4:32 p.m.

Submitted by Stefanie Konz

ANDREW GLISAR, CHAIR

MARTIN J. DOUGHERTY, ECONOMIC &
COMMUNITY DEVELOPMENT DIRECTOR