

**BOARD OF ADJUSTMENT**  
**ABBREVIATED MEETING MINUTES**  
**December 9, 2025**

A regular meeting of the Board of Adjustment was held at 4:30 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: Chris Madsen, Planning Manager; Wade Schuldt, Planner; Gabriel Fordjour, Planner; Ron Kueny, Zoning Enforcement Officer; Steven Postolka, Assistant City Attorney; and Stefanie Konz, Administrative Secretary.

Glisar read the opening statement. Ross stated he was abstaining from Agenda Items 2025-112, conflict of interest.

**Agenda Item 2025-112:** Requested conditional use permit pursuant to Municipal Code Section 25.02.120 Commercial Uses for the property located at 901 5th Street. (Petitioner: Dave Winslow and Tia Heidebrecht).

Fordjour presented the requested conditional use permit for the property located at 901 5th Street. The petitioners, Dave Winslow and Tia Heidebrecht, are requesting to brew alcohol for onsite and offsite sales and consumption. Fordjour stated that the property is located within 200 feet of residential property and 300 feet from a place of assembly which does not meet the minimum distance requiring a conditional use permit for approval. The property is also located 885 feet from another store selling alcohol which is also less than the minimum requirement of 1,320 feet.

Petitioner, Dave Winslow, stated this new location would be larger, allow for better parking options, and would be a great amenity to the downtown area. Winslow stated he would like to include a restaurant and party room at the new proposed location. Wagner asked if he would be maintaining both locations. Winslow stated he and his wife would prefer to focus on the new location.

Glisar (Hegarty) moved to approve Agenda Item 2025-112. Motion Carried 6-0-1 (Yes: Brockshus, Reynolds, Wagner, Bostinelos, Glisar, and Hegarty. No: 0 Abstain: Ross).

**Agenda Item 2025-113:** Requested conditional use permit pursuant to Municipal Code Section 25.02.170 Institutional, Recreation, and Amusement Use Standards for property located at 511 19th Street. (Petitioner: Aubrie Roupe – Siouxland Smash LLC).

Schuldt presented the requested conditional use permit for the property located at 511 19th Street. The petitioner, Aubrie Roupe, is requesting to operate a smash room at the property. Schuldt stated there are two residential properties located 165 feet from the property. Schuldt stated that the petitioner would be sound proofing and will not be offering outdoor activities. The proposed hours of operation would be Tuesday's thru Saturdays, 2 p.m. to 10 p.m.

Petitioners, Aubrie Roupe and Johnny Shelby gave an overview of their proposed business stating there would be four sound-proofed rooms that they have tested with the neighbors to ensure the noise does not travel. Glisar asked if there would be a lobby. Roupe stated there would be a lobby as well as viewing windows for individuals who would rather watch than smash items. Glisar also asked where the waste would go. Roupe stated they are currently working with Gill

Hauling to locate an ideal location for their dumpster enclosure. Wagner asked about signage. Roupe stated they would only be utilizing the sign that is currently above their location.

Dillion McCue spoke in favor of the requested conditional use permit stating a smash room would be a positive business to have in Sioux City.

Wagner (Hegarty) moved to approve Agenda Item 2025-113 Motion carried. 7-0-0 (Yes: Brockshus, Bostinelos, Ross, Reynolds, Glisar and Wagner. No: 0 Abstain: 0).

### **Other Business**

- a. Other items brought forward by the Board and / or staff.
- b. Approval of the minutes of the November 25, 2025, meeting.

Hegarty (Brockshus) moved to approve the minutes of the November 25, 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, Hegarty motioned, Bostinelos seconded, and with a 7-0-0 vote the meeting was adjourned at 4:59 p.m.**

*Submitted by Stefanie Konz*

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*ANDREW GLISAR, CHAIR*

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