

CITY PLANNING AND ZONING COMMISSION
ABBREVIATED MEETING MINUTES
December 9, 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: 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 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.

Agenda Item 2025-114: Requested vacation of South Rustin Street adjacent to 1902, 1904, and 1911 South Rustin Street. (Petitioner: City of Sioux City).

Fordjour stated that the petitioner, City of Sioux City, is requesting to defer the requested vacation until the January 13, 2026, meeting.

Glisar (Hegarty) motioned to defer agenda item 2025-114 until the January 13, 2026, meeting. Motion Carried. 7-0-0 (Yes: Hegarty, Reynolds, Bostinelos, Ross, Wagner, Brockhaus, and Glisar. No: 0 Abstain: 0).

Other Business

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

Schuldt stated that City Council passed all three readings of the rezoning and preliminary plat for Lieber Heights. Concerns were raised regarding the traffic study, and the developer hopes to have the traffic study completed in January. Bostinelos stated that SIMPCO is currently working on a transportation model that shows growth but not congestion in the Lieber Heights area. City Council also passed the dedication on Transit Avenue.

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

Ross asked if there were any pending applications after the billboard moratorium was passed. Madsen stated that there was one approved permit that has not been constructed yet. Wagner asked if the Iowa Department of Transportation has regulations on billboards. Madsen stated they do have regulations, and staff could gather more information. Schuldt stated that the Historic Preservation Commission is working on an ordinance regarding ghost signs and staff are still working on the parking text amendment.

Bostinelos stated that the draft transportation model from SIMPCO is available online and public comment is allowed until December 31, 2025.

- c. Approval of the minutes of November 25, 2025, meeting.

Wagner (Reynolds) moved to approve November 25, 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, Hegarty motioned, Brockshus seconded, and with a 7-0-0 vote the meeting was adjourned at 4:18 p.m.

Submitted by Stefanie Konz

ANDREW GLISAR, CHAIR

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