

CITY PLANNING AND ZONING COMMISSION
ABBREVIATED MEETING MINUTES
January 13, 2026

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 Kueny, Zoning Enforcement Officer; Steven Postolka, Assistant City Attorney; Stefanie Konz, Administrative Secretary and Ruby Dominick, Student Intern.

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 a portion of Sacajawea Park on the property known as 1902 and 1904 South Rustin Street. (Petitioner: City of Sioux City).

Fordjour presented the requested vacation of a portion of Sacajawea Park on the property known as 1902 and 1904 South Rustin Street. The City of Sioux City is requesting to vacate the parkland to either develop the lots into residential properties or offer to the abutting property owner. Fordjour provided a brief history of the property and stated the property has become overgrown with trees. The Parks and Recreation Board approved the proposed vacation on November 5, 2025.

Brandon Steffe and Steve Ambros spoke in opposition to the proposed vacation. Steffe and Ambros stated that the property has too steep of a drop off to be buildable. Steffe also stated that the property would not be easily accessible.

Reynolds questioned why the property to the east is not included in the proposed vacation. Fordjour stated that property is not buildable or easily accessible. The Planning and Zoning Commission discussed reviewing the list of needed and unneeded parks and determining if the properties are buildable prior to requesting to vacate. Staff stated that the Planning and Zoning Commission could request deleting the item and staff can present the requested property list at the next meeting.

Hegarty (Ross) motioned to delete agenda item 2025-114. Motion Carried. 7-0-0 (Yes: Hegarty, Reynolds, Bostinelos, Ross, Wagner, Brockhaus, and Glisar. No: 0 Abstain: 0).

Agenda Item 2026-002: Requested rezoning of property located at 1516 Geneva Street from NC.4 (Neighborhood Conservation) to GC (General Commercial). (Petitioner: Gregory Mahloch).

Fordjour presented the requested rezoning of property located at 1516 Geneva Street from NC.4 (Neighborhood Conservation) to GC (General Commercial). The petitioner, Gregory Mahloch, is proposing to construct a new fast-food restaurant on the property. Fordjour stated that several surrounding properties are zoned as GC (General Commercial) and the Comprehensive Plan supports the area being zoned to GC (General Commercial).

Petitioner, Gregory Mahloch, stated he is interested in putting in a fast-food restaurant on the property. Glisar asked about moving the drive-through lane away from the residential property nearby. Mahloch stated he needs the drive through lane on that side so that when vehicles come through it is on the driver's side, but he could install a fence to offer some privacy. Chris Bogenrief, representative of the petitioner, stated they have reached out to the property owner in the past inquiring about purchasing their property however they were not interested. Bogenrief stated he is unsure if anyone lives there but knows they run a tax service out of the property.

Ross (Wagner) moved to approve agenda item 2026-002. Motion Carried. (Yes: Bostinelos, Glisar, Brockshus, Reynolds, Wagner, Ross, and Hegarty. No: 0 Abstain: 0).

Other Business

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

Madsen stated the items for Lieber Heights were approved.

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

Madsen gave a brief presentation regarding the upcoming text amendments staff are currently working on. Those text amendments include billboards, Accessory dwelling units, variances, minimum parking requirements, handicapped parking stalls, ghost signs, local landmarks, personal transport device usage on trails, and e-bikes.

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

Reynolds (Brockshus) moved to approve December 9, 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 4:58 p.m.

Submitted by Stefanie Konz

ANDREW GLISAR, CHAIR

MARTIN J. DOUGHERTY, ECONOMIC &
COMMUNITY DEVELOPMENT DIRECTOR