

**CITY PLANNING AND ZONING COMMISSION**  
**ABBREVIATED MEETING MINUTES**  
**January 27, 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, Hegarty, Brockshus, and Bostinelos. Absent: Glisar (arrived at 4:02 p.m.) (Excused): Wagner.

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; Jill Wanderscheid, Neighborhood Services Manager; 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. Ross stated he was abstaining from agenda item 2026-006.

**Agenda Item 2026-003:** Requested rezoning of property located at 709 Iowa Street from PI (Public and Institutional) to NC.4 (Neighborhood Conservation). (Petitioner: Todd and Linda Calvillo).

Fordjour presented the requested rezoning of property located at 709 Iowa Street from PI (Public and Institutional) to NC. 4 (Neighborhood Conservation). The petitioner, Todd Calvillo, is proposing to redevelop the property into multi-family residential apartments. Fordjour stated the Planning and Zoning Commission approved a site plan on July 8, 2025, to reduce setbacks for a proposed Urban Native Center, however, the use is now changing and requires rezoning.

Petitioner, Todd Calvillo, stated he would like to construct an 8-unit apartment with parking to the west of the structure.

Wendy Ladeaux spoke in opposition to the proposed rezoning stating that Calvillo owns other properties nearby and the digging he had done caused water to run into her basement. Calvillo addressed the concerns stating he is only trying to better the property and the work he completed is by building code.

Ross (Hegarty) motioned to approve agenda item 2026-003. Motion Carried. 6-0-0 (Yes: Hegarty, Reynolds, Bostinelos, Ross, Brockhaus, and Glisar. No: 0 Abstain: 0).

**Agenda Item 2026-004:** Requested site plan approval for the property located at 2300 Court Street. (Petitioner: Bacon Creek Design).

Fordjour presented the requested site plan approval for the property at 2300 Court Street. The petitioner is proposing to add an addition on to the existing building for a laundromat which will change the square footage from 1,093 square feet to 2,280 square feet. The site plan was reviewed by the Development Review Committee on January 8, 2026, and the deficiencies addressed were regarding pedestrian access, design standards, and the proposed gross floor area. Fordjour stated that a laundromat in the GC (General Commercial) zone is considered limited use and cannot exceed 1,200 square feet.

Petitioner, Doug Rose, Bacon Creek Design, stated the current structure does not have enough floor space for the proposed laundromat. Rose stated he will address the design standards and pedestrian access but is asking for a waiver for the square footage requirement. Hegarty asked why there is a square footage maximum for a laundromat. Madsen stated it is based on zoning and the proximity to residential.

Ross (Reynolds) moved to approve agenda item 2026-004 with the petitioner complying with the design standards and pedestrian access requirements. Motion Carried. 6-0-0 (Yes: Bostinelos, Glisar, Brockshus, Reynolds, Ross, and Hegarty. No: 0 Abstain: 0).

**Agenda Item 2026-005:** Requested site plan approval for the property located at 501-511 West 7th Street. (Petitioner: Bacon Creek Design/HKS Properties LLC).

Schuldt presented the requested site plan approval for the property located at 501-511 West 7th Street. The petitioner is proposing to expand their current building to add storage and a loading dock to the existing Hong Kong Market. Schuldt stated that a site plan was reviewed by the Development Review Committee on January 8, 2026, where the following deficiencies were addressed: rear yard setbacks, minimum parking requirements, perimeter landscaping, maximum building coverage, and the façade of the property. Ross asked what the requirement for the façade entailed. Schuldt stated that the façade for the proposed expansion should be consistent with the existing structure.

Property owner, Peggy La stated that she currently does not have enough storage room in her current building and would rather add on than have to find another location. La stated she has no problem adding planters to be consistent with the West 7th Street landscaping. Petitioner, Doug Rose stated that adding landscaping to Sioux Street would reduce parking spaces.

The Planning and Zoning Commission stated that the Hong Kong Market was an asset to the neighborhood and also did not see the importance of adding landscaping to Sioux Street because it would reduce parking spaces.

Hegarty (Ross) moved to approve agenda item 2026-005. Motion Carried 6-0-0 (Yes: Bostinelos, Hegarty, Brockshus, Reynolds, Glisar, and Ross. No: 0 Abstain: 0).

**Agenda Item 2026-006:** Requested conditional sign permit for the property located at 6111 Whispering Creek Drive. (Petitioner: ACE Sign Design).

Schuldt presented the requested conditional sign permit for the property located at 6111 Whispering Creek Drive. The petitioner, ACE Sign Design, is proposing to replace the existing wall sign with a 43.33 square foot wall sign. Schuldt stated that the NC.5 (Neighborhood Conservation) zoning district requires the Planning and Zoning Commission to approve all sign permits.

Glisar (Hegarty) moved to approve agenda item 2026-006. Motion Carried. 5-0-1 (Yes: Brockshus, Reynolds, Hegarty, Glisar, and Bostinelos. No: 0 Abstain: Ross).

**Agenda Item 2026-007:** Requested approval of the proposed FY 2027- FY 2031 Capital Improvement Program regarding the conformance of proposed projects to the Sioux City Comprehensive Plan, as adopted on August 30, 2005. (Petitioner: City of Sioux City).

Madsen presented the requested approval of the proposed FY 2027- FY 2031 Capital Improvement Program. Madsen gave a brief overview of several Capital Improvement Program projects from various departments including current and new projects.

Brockshus (Reynolds) moved to approve agenda item 2026-007. Motion Carried. 6-0-0 (Yes: Reynolds, Glisar, Hegarty, Ross, Bostinelos, and Brockshus. No: 0 Abstain: 0).

### **Vacant to Vibrant Initiative Presentation**

Jill Wanderscheid, Neighborhood Services Division Manager, gave a presentation regarding the Vacant to Vibrant Initiative. Wanderscheid stated the reason for the initiative is to identify vacant lots that can be used as infill development for affordable housing. Wanderscheid provided examples of previously completed infill development and went through the 39 vacant lots that were deemed developable. Wanderscheid stated the two different processes used to sell the lots will be a RFP (Request for Proposals) and a sealed bid process. Glisar asked if Wanderscheid was going to send notice to the adjacent property owner as well as the resident occupying the property. Wanderscheid stated her staff does send notices to both. Hegarty stated he would recommend pricing the lots for development.

### **Other Business**

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

Glisar stated City Council approved all three readings of the rezoning on Geneva Street.

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

Madsen reviewed a recent legislation proposal to remove the petition to require a three-quarter vote for zoning items. Madsen stated this would also remove conditional zoning from being allowed. Madsen stated the American Planning Association is looking into this.

Madsen stated that staff have been made aware that there is a scam going around targeting Planning and Zoning applications by gathering the information on the application and e-mailing the applicant with a request for further payment. Woodbury County Planning and Zoning has retracted information on their applications to prevent the scam from happening. Staff is working with City Legal to see if that is an option.

- c. Approval of the minutes of January 13, 2026, meeting.

Hegarty (Bostinelos) moved to approve January 13, 2026, minutes. Motion Carried. 6-0-0 (Yes: Hegarty, Reynolds, Bostinelos, Ross, Brockhaus, and Glisar. No: 0 Abstain: 0).

**There being no further business, Hegarty motioned, Brockshus seconded, and with a 6-0-0 vote the meeting was adjourned at 5:16 p.m.**

*Submitted by Stefanie Konz*

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ANDREW GLISAR, CHAIR

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MARTIN J. DOUGHERTY, ECONOMIC &  
COMMUNITY DEVELOPMENT DIRECTOR