

BOARD OF ADJUSTMENT
ABBREVIATED MEETING MINUTES
February 10, 2026

A regular meeting of the Board of Adjustment was held at 5:17 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, Hegarty, Brockshus, Wagner and Bostinelos. Absent (Excused): Glisar and Reynolds.

The following staff members were also present: Marty Dougherty, Economic and Community Development Director; Chris Madsen, Planning Manager; Wade Schuldt, Planner; Gabriel Fordjour, Planner; Steven Postolka, Assistant City Attorney; Gordon Phair, City Engineer; and Stefanie Konz, Administrative Secretary.

Bostinelos read the opening statement.

Agenda Item 2026-008: Requested conditional use permit subject to Municipal Code Section 25.02.130 to operate a concrete crushing operation on the property located at 5424 ½ South Lewis Boulevard. (Petitioner: SPI, Inc FKA Schreier Pumping).

Schuldt presented the requested conditional use permit for the property located at 5424 ½ South Lewis Boulevard. The petitioner, SPI, Inc FKA Schreier Pumping, is requesting to continue their concrete crushing operation. Schuldt stated that the petitioner received a three-year conditional use permit on February 14, 2023, when the petitioner took over from the former company. The previous company was operating without a conditional use permit and the petitioner wanted to ensure they were in compliance. Gordon Phair, City Engineer, stated that there are drainage issues in the area and is requesting the petitioner to complete a drainage report or install a basin.

Petitioner, Rhonda Schreier, stated she was unaware of the drainage report or basin needed but will follow and requirements to be in compliance with the City's regulations. Wagner asked why there was a time period on the conditional use permit. Schreier stated that since they were new to the area the Board of Adjustment wanted to ensure that they followed regulations. Staff did note that no complaints were received by Inspection Services or Environmental Services. Hegarty stated he was uncomfortable with denying the conditional use permit due to the retention concerns that the petitioner was not aware of. The Board of Adjustment discussed adding another time limit on the conditional use permit to allow the petitioner to work with Engineering rectify the drainage concerns.

Hegarty (Wagner) moved Agenda Item 2026-008 for a 12-month period. Motion carried. 5-0-0 (Yes: Hegarty, Wagner, Ross, Brockshus, and Bostinelos. No: 0 Abstain: 0).

Agenda Item 2026-011: Requested conditional use permit pursuant to Municipal Code Section 25.02.130 Agricultural, Industrial, Utility, and Communication Use Standards for the property located at 500, 504, 506 Cunningham Drive. (Petitioner: Paul Schueman with Matheson Gas).

Schuldt presented the requested conditional use permit for the property located at 500, 504, and 506 Cunningham Drive. The petitioner, Paul Schueman with Matheson Gas, is requesting to store flammable materials at the proposed new site. Schuldt stated that Matheson Gas is needing to relocate due to the Iowa Department of Transportation's Gordon Drive Viaduct reconstruction project. Schuldt stated that Matheson currently has indoor storage for their flammable materials and is proposing to do the same at the new location. Schuldt stated that a site plan will still need to be reviewed and approved by the Development Review Committee. Brockshus asked if design

standards are not met can Matheson request waivers by the Planning and Zoning Commission. Madsen stated that the GI (General Industrial) zoning district does not require building design standards but for other required design standards they can still request waivers.

Angie Starkel, Misha Mazurkewycz, and Alexia Boggs all spoke in opposition to the requested conditional use permit. All shared concerns with health and environmental safety. Mazurkewycz stated that a few other facilities operated by Matheson have received violations in regard to the Clean Water and Clean Air Acts. Hegarty asked if the Sioux City location has ever received violations. Mazurkewycz stated that Sioux City has not had any violations in over five years.

The Board of Adjustment discussed possibly adding a time limit to the conditional use permit to ensure they were compliant with the City's requirements, however, the Board of Adjustment decided that Matheson has been operating for years without concern and they don't want a time requirement to get in the way of their financing for their relocation.

Ross (Wagner) moved to approve Agenda Item 2026-011. Motion carried. 4-1-0 (Yes: Ross, Wagner, Bostinelos, and Hegarty. No: Brockshus. Abstain: 0).

Other Business

- a. Other items brought forward by the Board and / or staff.

Madsen provided an update on the Park Vacation project stating the Parks and Recreation Advisory Board is waiting to see what developers will do and then will vote to approve before the vacation comes to the Planning and Zoning Commission. Madsen stated Matt Salvatore plans to provide a presentation on March 10, 2026.

There being no further business, Hegarty motioned, Brockshus seconded, and with a 5-0-0 vote the meeting was adjourned at 5:31 p.m.

Submitted by Stefanie Konz

MICHELLE BOSTINELOS, VICE-CHAIR

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