

**CITY PLANNING AND ZONING COMMISSION**  
**ABBREVIATED MEETING MINUTES**  
**February 10, 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, 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; Ron Kueny, Zoning Enforcement Officer; Steven Postolka, Assistant City Attorney; Gordon Phair, City Engineer; 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.

**Agenda Item 2026-009:** Requested vacation of alley right-of-way adjacent to 2423 South Cypress Street. (Petitioner: Timothy Angerman).

Schuldt presented the requested vacation of the alley right-of-way adjacent to 2423 South Cypress Street. The petitioner, Timothy Angerman, is requesting the vacation of a 591.6 square foot portion of alley behind his residence to allow for better access onto his property. Schuldt stated that the segment of alley exists due to previous plats that did not align, and the requested vacation will reduce the existing dead-end alley. Wagner asked if the part of alley in question is fenced in. Schuldt stated that it is currently fenced in.

Wagner (Ross) motioned to approve Agenda Item 2026-009. Motion Carried. 5-0-0 (Yes: Hegarty, Bostinelos, Ross, Wagner, and Brockhaus. No: 0 Abstain: 0).

**Agenda Item 2026-010:** Requested rezoning of property located at 500, 504, and 506 Cunningham Drive from BP (Business Park) to GI (General Industrial). (Petitioner: Paul Schueman with Matheson Gas).

Schuldt presented the requested rezoning of property located at 500, 504, and 506 Cunningham Drive. The petitioner, Paul Schueman with Matheson Gas, is requesting to rezone the property from BP (Business Park) to GI (General Industrial). Matheson needs to relocate from their current location due to the Iowa Department of Transportation's Gordon Drive Viaduct reconstruction project. Matheson would need to operate in a GI (General Industrial) zoning district with a conditional use permit due to the storage of gasses at their facility. Schuldt stated that the area is surrounded by GC (General Commercial) and BP (Business Park) zoning, however, GI (General Industrial) would be consistent with the Comprehensive Plan. Wager asked if Chicago Avenue was still used for snow storage. Gordon Phair, City Engineer, stated Chicago Avenue is no longer used for snow storage. Hegarty asked if there is a zoning district that Matheson could operate in that would not require a conditional use permit. Schuldt stated that GI (General Industrial) would be the only zone allowed with a conditional use permit for the storage of flammable materials.

Ana Hanke, Schemmer Engineering representative of Matheson, stated that Matheson is being forced to relocate by the Iowa Department of Transportation. Hanke stated that the proposed new facility will be similar to the existing facility and will offer the same services.

Angie Starkel and Misha Mazurkewycz with Ponca Tribe of Nebraska, and Alexia Boggs, spoke in opposition to the requested rezoning. Starkel stated that the Ponca Tribe of Nebraska has purchased almost 10 acres of land across from the proposed rezoning area and has concerns with health and safety for their community members. Mazurkewycz and Boggs echoed the health and safety concerns Starkel mentioned. Boggs also stated that she doesn't believe the petitioner meets the requirements for rezoning set forth in the Municipal Code or that the rezoning aligns with the City's Strategic Plan.

The Planning and Zoning Commission discussed whether the proposed rezoning was considered spot zoning. Madsen stated that the Comprehensive Plan does show the area as industrial. Hegarty stated that Matheson has been a positive business in the community for quite some time. Hegarty also stated that the gases stored by Matheson are flammable but should not pose environmental concern.

Hegarty (Wagner) moved to approve Agenda Item 2026-010. Motion Carried. 5-0-0 (Yes: Bostinelos, Wagner, Brockshus, Ross, and Hegarty. No: 0 Abstain: 0).

### **Other Business**

- a. Presentation on Off Premise sign ZOTA

Madsen stated that staff received direction from City Council to research and revise the off-premise sign regulations. Madsen gave an overview of the proposed changes regarding height restrictions, setbacks, separation requirements, off-premise and on-premise sign regulations, and removal ratios. Madsen stated staff is looking for feedback from the Planning and Zoning Commission before bringing the text amendment back before the end of the moratorium. Hegarty stated he would like to see a greater distance requirement rather than the on/off premise condition. Wagner asked if staff have reviewed the proposed changes with sign companies. Madsen stated staff wanted to present to Planning and Zoning and make any requested changes before meeting with the sign companies.

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

Madsen stated that City Council approved Planning and Zoning's review of the CIP Budget and all three readings of the requested rezoning at 709 Iowa Street.

- c. Other items brought forward by the Commission and / or Staff.
- d. Approval of the minutes of January 27, 2026, meeting.

Hegarty (Brockshus) moved to approve January 27, 2026, minutes. Motion Carried. 5-0-0 (Yes: Hegarty, Wagner, Bostinelos, Ross, and Brockhaus. No: 0 Abstain: 0).

**There being no further business, Hegarty motioned, Wagner seconded, and with a 5-0-0 vote the meeting was adjourned at 4:55 p.m.**

*Submitted by Stefanie Konz*

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MICHELLE BOSTINELOS, VICE-CHAIR

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MARTIN J. DOUGHERTY, ECONOMIC &  
COMMUNITY DEVELOPMENT DIRECTOR