

CITY PLANNING AND ZONING COMMISSION
ABBREVIATED MEETING MINUTES
February 26, 2026

A regular meeting of the City Planning and Zoning Commission was held at 12:00 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: Glisar (Virtual) Ross, Hegarty, Brockshus, Wagner (Virtual) and Bostinelos. Absent (Excused): Reynolds.

The following staff members were also present: Marty Dougherty, Economic and Community Development Director; Chris Madsen, Planning Manager; Gabriel Fordjour, Planner; 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.

Agenda Item 2026-015: Requested zoning ordinance text amendment to the following portions of the Municipal Code – Section: 25.05.210. (Petitioner: City of Sioux City).

Madsen stated that the moratorium in place for off-premise billboards is set to expire on March 16, 2026. Madsen stated staff have been meeting with sign companies and gathering input. Two new sign companies have reached out within the last week. Staff are proposing an extension of the moratorium to September 19, 2026, to allow for more time to meet with the sign companies again as well as reach out to Planners in other cities to inquire about their requirements. Madsen also stated the joint meeting with City Council will fall during the proposed six-month extension and it could be a topic of discussion. Ross stated he would like to have the opportunity to discuss the issue with City Council to gauge what their concerns are as well.

Sean Fessler with Lamar Advertising stated that Lamar bought Verde last July. Fessler stated that Lamar is the largest billboard company in the United States, and he feels that Lamar being in Sioux City indicates that Sioux City is growing and that is why there is an influx of interested advertising companies. Fessler stated he has reviewed the proposed changes with staff and has favored many of them. Fessler stated that having some requirements would prevent Sioux City from being overrun with billboards.

Hegarty (Brockshus) motioned to approve Agenda Item 2026-015 and extend the moratorium until September 19, 2026. Motion Carried. 6-0-0 (Yes: Hegarty, Bostinelos, Ross, Glisar, Wagner, and Brockhaus. No: 0 Abstain: 0).

Other Business.

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

Hegarty stated that the vacation on South Cypress was approved as well as the Rezoning for Matheson Gas.

- b. Other items brought forward by the Commission and / or Staff.
- c. Approval of the minutes of February 10, 2026, meeting.

Hegarty (Brockshus) moved to approve February 10, 2026, minutes. Motion Carried. 6-0-0 (Yes: Hegarty, Wagner, Glisar, Bostinelos, Ross, and Brockhaus. No: 0 Abstain: 0).

There being no further business, Hegarty motioned, Glisar seconded, and with a 6-0-0 vote the meeting was adjourned at 12:14 p.m.

Submitted by Stefanie Konz

MICHELLE BOSTINELOS, VICE-CHAIR

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