

BOARD OF ADJUSTMENT
ABBREVIATED MEETING MINUTES
March 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, Glisar, Reynolds, Wagner 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; Steven Postolka, Assistant City Attorney; and Stefanie Konz, Administrative Secretary.

Glisar read the opening statement. Reynolds stated she was abstaining from Agenda Item 2026-012 due to a conflict of interest.

Agenda Item 2026-012: Requested variance from Municipal Code Table 25.03.040.1 for location and area for the proposed detached garage for the property located at 2512 Jay Avenue. (Petitioner: Mark and Patricia Ely).

Fordjour presented the requested variance for the property located at 2512 Jay Avenue. The petitioners, Mark and Patricia Ely, are proposing to construct a 36-foot by 49-foot detached garage on the property for additional storage in the front yard. Fordjour stated that the proposed 1,764 square foot garage exceeds the 1,000 square foot requirement. Fordjour also stated that the property is split zoned with part of it being zoned as PI (Public and Institutional) and the other part zoned as NC.4 (Neighborhood Conservation). Fordjour reviewed the requirements for each zone. Hegarty asked for clarification on what the requested variance is for. Fordjour stated the variance is for the size of the proposed garage and the placement of the proposed garage being in the front yard.

Petitioner, Patricia Ely, stated that the property used to have a church, parking lot, and school, and covenant that is now their house sits in the back of the property.

The Board of Adjustment held a general discussion regarding the unique lot situation and setting a precedent by allowing the garage to be built in front of the property.

Hegarty (Wagner) moved Agenda Item 2026-012 Motion carried. 4-2-1 (Yes: Hegarty, Wagner, Glisar, and Bostinelos. No: Brockshus and Ross Abstain: Reynolds).

Other Business

- a. Six-month review for the 5700 Outer Drive Borrow Pit Conditional Use Permit.

Madsen provided a review of the borrow pit located at 5700 Outer Drive as part of the condition set on the conditional use permit approved on May 13, 2025. Madsen stated there have been a total of 8 complaints received, 3 of the complaints were received prior to the last approval and 5 complaints received after May 13, 2025. Madsen stated that staff did notice a lot of fugitive dust on the day they went to take pictures but that has since been remedied. Madsen also stated the petitioners advised staff they think they will be done by the October 30, 2026, deadline.

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

Brockshus (Bostinelos) moved to approve February 10, 2026, minutes. Motion Carried. 7-0-0 (Yes: Hegarty, Reynolds, Wagner, Bostinelos, Glisar, Ross, and Brockhaus. No: 0 Abstain: 0).

There being no further business, Glisar motioned, Wagner seconded, and with a 7-0-0 vote the meeting was adjourned at 5:03 p.m.

Submitted by Stefanie Konz

ANDREW GLISAR, CHAIR

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