

CITY PLANNING AND ZONING COMMISSION
ABBREVIATED MEETING MINUTES
March 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: Glisar, Reynolds, Ross, Hegarty, Brockshus, 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; Matt Salvatore, Parks and Recreation Director; and Stefanie Konz, Administrative Secretary.

Glisar read the opening statement explaining the procedures. He 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 to Agenda Items 2026-013 and 2026-014.

Agenda Item 2026-013: Requested vacation of a portion of the north/south alley in the Block bounded by 5th Avenue, Glenn Avenue, South Henry Street and South Clinton Street. (Petitioner: Clarence Gordon).

Fordjour presented the requested vacation of a portion of the north/south alley in the Block bounded by 5th Avenue, Glenn Avenue, South Henry Street and South Clinton Street. The petitioner, Clarence Gordon, intends to construct a carport. Fordjour stated that the petitioner has previously installed a retaining wall and a concrete parking pad. Fordjour also stated that the proposed vacation will create a dead-end alley and prevent the adjacent property owners use to the alley. Fordjour stated that the petitioner could be allowed the car port through the minor modification or variance process.

Petitioner, Clarence Gordon, stated that the alley is rarely used and not accessible to many neighbors. Gordon also stated that the proposed car port would provide the only off-street parking for him. Hegarty asked if the vacation would eliminate access to the property behind the petitioner. Gordon stated he would allow for an easement for the property behind if necessary. Wagner asked about the retaining wall, Gordon stated that the retaining wall was there when he purchased the property, but he did recently have it replaced.

Teresa Rosenbaum Cook spoke in opposition to the proposed vacation stating that there are telephone lines that run through the alley and MidAmerican Energy comes out every so often to trim the trees along the alley. Rosenbaum Cook is concerned that the proposed vacation will make it difficult for the utility companies to access the alley.

The Planning and Zoning Commission discussed whether a vacation was the best option for the petitioner or whether it would be better for the petitioner to go through the minor modification or variance process. Hegarty asked if the vacation was denied and the petitioner worked with staff for a minor modification or variance if the item would be brought back to the Planning and Zoning Commission for approval. Madsen stated it would depend on the requested setbacks and that both a minor modification or a variance would be options for the petitioner.

Glisar (Hegarty) motioned to approve Agenda Item 2026-013. Motion Denied. 0-6-1 (Yes: Hegarty, Bostinelos, Reynolds, Glisar, Wagner, and Brockhaus. No: 0 Abstain: Ross).

Agenda Item 2026-014: Requested rezoning of property located at 6302 Harbor Drive from GC (General Commercial) to GI (General Industrial). (Petitioner: Nelson Engineering Construction).

Fordjour presented the requested rezoning of property located at 6302 Harbor Drive from GC (General Commercial) to GI (General Industrial). The petitioner, Nelson Engineering Construction, is working with Perdue Farms, to construct a parking lot for their trucks and trailers. Truck parking is not allowed in the GC (General Commercial) zoning district. Fordjour stated that the surrounding property are zoned as GI (General Industrial). Fordjour also stated that the petitioner must also contact the railroad for an access requirement to their property.

Petitioner, Rick Getman, Vice-President of Perdue Farms, stated that they currently do not have adequate parking for their trucks and trailers. Getman also stated that Perdue Farms has been working with the railroad for the past year.

Hegarty (Reynolds) moved to approve Agenda Item 2026-014. Motion Carried. 6-0-1 (Yes: Glisar, Reynolds, Bostinelos, Wagner, Brockshus, and Hegarty. No: 0 Abstain: Ross).

Other Business

a. Parks Property Overview

Matt Salvatore, Parks and Recreation Director, stated that he received directions from City Council in January to review any unused park property that could be used for development. Salvatore gave an overview of several of the unused parks they are looking at. Salvatore stated that the Parks and Recreation Board will not be vacating until they receive interest from a developer. Brockshus asked if any of the parks will have updated amenities as a condition of the purchase. Salvatore stated that it will be up to City Council's discretion. Hegarty asked what the plan is for the previously vacated parks. Salvatore stated that the previously vacated parks either have existing projects or will go through the RFP (Request for Proposal) process. Ross stated his main concern is getting rid of parts of existing park property that the city will not be able to get back.

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

Glisar stated that the off-premise sign moratorium extension had all three readings approved by City Council.

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

d. Approval of the minutes of February 26, 2026, meeting.

Brockshus (Hegarty) moved to approve February 26, 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, Reynolds seconded, and with a 7-0-0 vote the meeting was adjourned at 4:41 p.m.

Submitted by Stefanie Konz

ANDREW GLISAR, CHAIR

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