



**BOARD OF ADJUSTMENT
MEETING MINUTES
APRIL 14, 2026**

A meeting of the Planning and Zoning Commission was held at 4:49 p.m. City Hall, 5th Floor Council Chambers Room, 405 6th Street, Sioux City, IA 51101.

Board Present: Andrew Glisar, Michelle Bostinelos, Cheryl Reynolds, Sam Wagner, Nick Hegarty, and David Brockshus.

Board Absent: Ryan Ross (Excused)

Staff Present: Marty Dougherty, Economic and Community Development Director; Chris Madsen, Planning Manager; Wade Schuldt, Planner; Gabriel Fordjour, Planner; Ron Kueny, Zoning Enforcement Officer; Gordon Phair, City Engineer; Steven Postolka, Assistant City Attorney; and Stefanie Konz, Administrative Secretary.

CALL OF THE ROLL

Glisar read the opening statement. Hegarty stated he was abstaining from Agenda Item 2026-028 due to a conflict of interest.

Agenda Item 2026-022: Requested variance from Municipal Code Subsection 25.03.080.1 to install a carport on the property located at 2310 South Clinton Street. (Petitioner: Clarence Gordon).

Fordjour presented the requested variance for the property located at 2310 South Clinton Street. The petitioner, Clarence Gordon, is requesting to install a 20 foot by 20-foot carport on the property with reduced setbacks from the required 10 feet to 0.5 feet. Fordjour also stated the proposed carport would add an estimated 400 feet to the petitioner's building coverage but would still be below the maximum coverage of 2,520 square feet. The petitioner does plan to remove his two existing sheds to stay under the maximum allowed coverage.

Petitioner, Clarence Gordon, stated that he would like the carport to shield his vehicle from the elements. Gordon also stated that no one utilizes the alley.

Wagner (Hegarty) moved Agenda Item 2026-022 Motion carried. 6-0-0 (Yes: Hegarty, Wagner, Glisar, Brockshus, Reynolds, and Bostinelos. No: 0 Abstain: 0).

Agenda Item 2026-028: Requested conditional use permit pursuant to 25.02.130 to operate a borrow pit on property commonly known as 2538 Cassel Place. (Petitioner: Westland Property Management Development LLC).

Schuldt presented the requested conditional use permit for property commonly known as 2538 Cassel Place. The petitioner, Westland Property Management Development LLC, would like to operate a borrow pit to grade and haul approximately 28,000 cubic yards of soil for residential property development. The petitioner is requesting a two-year conditional use permit and hopes to have the preliminary plat completed in late summer or early fall. Schuldt stated that the future

land use map reflects residential development. Gordon Phair, City Engineer, stated the grading plans are not completed and staff is currently working with the applicant and the applicant's engineer. Phair also stated that the petitioner would not be allowed to remove dirt until the grading permit is issued and would have to halt operations once the preliminary plat application is submitted.

Petitioner, Andrew DeVries, stated he is trying to make the most of the development season while the design is being completed. DeVries stated that similar amounts of dirt had to be removed like his project on Hinrich Court. DeVries also stated that he has several dirt contractors ready to go and he does not think he will need the full two years to complete the dirt removal.

The Board of Adjustment discussed reducing the conditional use permit to one year with a six-month check-in to hopefully prevent an ongoing borrow pit issue.

Glisar (Wagner) moved to approve Agenda Item 2026-028 with a one-year conditional use permit with a six-month check-in. Motion Amended on the floor to include the one-year conditional use permit be concurrent with the grading permit. (Yes: Bostinelos, Brockshus, Wagner, Reynolds, and Glisar. No: 0 Abstain: Hegarty).

Glisar (Reynolds) moved to approve the amended motion for Agenda Item 2026-028 which includes the one-year conditional use permit concurrent with the grading permit and a six-month check-in. Motion Approved. (Yes: Wagner, Brockshus, Glisar, Reynolds, and Bostinelos No: 0 Abstain: Hegarty).

Other Business

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

Madsen provided an update regarding Senate File 2378 which repeals Iowa Code Section 414.5 and adds a provision that City Council can still impose conditions and an added amendment that individuals impacted by a variance may appeal to City Council or City Council may decide to overturn the Board of Adjustment's decision. Staff stated they will watch what happens and provide further information as it becomes available.

- b. Approval of the minutes of the March 24, 2026, meeting.

Hegarty (Brockshus) moved to approve March 24, 2026, minutes. Motion Carried. 6-0-0 (Yes: Hegarty, Reynolds, Wagner, Bostinelos, Glisar, and Brockhaus. No: 0 Abstain: 0).

ADJOURNMENT

There being no further business, the meeting was adjourned at 5:39 p.m., on motion by Glisar, seconded by Hegarty, all voting aye.

Respectfully submitted:

Stefanie Konz, Economic and Community Development Administrative Secretary

ANDREW GLISAR, CHAIR

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