



**CITY PLANNING AND ZONING COMMISSION
MEETING MINUTES
APRIL 14, 2026**

A meeting of the Planning and Zoning Commission was held at 4:00 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 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.

Agenda Item 2026-023: Requested vacation of the east/west portion of 8th Street and the north/south alley adjacent to 702 Saint Mary's Street. (Petitioner: Rick Bertrand).

Schuldt presented the requested vacation of the east/west portion of 8th Street and the north/south alley adjacent to 702 Saint Mary's Street. The petitioner, Rick Bertrand, is proposing to use the 24,060.8 square feet of right-of-way to construct a house. The proposed vacation will allow the petitioner to meet setback requirements. Schuldt stated the area is a dead end and will not inconvenience the public and access will not be lost due to the vacation. Schuldt also stated that the petitioner's clients own the surrounding area.

Petitioner, Rick Bertrand, stated he is proposing to leave the area to the west alone for future development as his clients own that area as well. Bertrand stated the proposed development would be a positive addition to the neighborhood.

Glisar (Reynolds) motioned to approve Agenda Item 2026-023. Motion Carried. 6-0-0 (Yes: Hegarty, Bostinelos, Reynolds, Wagner, Glisar, and Brockhaus. No: 0 Abstain: 0).

Agenda Item 2026-024: Requested site plan approval for the property located at 3680 Glen Ellen Road. (Petitioner: Jeff Hanson).

Fordjour presented the requested site plan approval for the property located at 3680 Glen Ellen Road. The petitioner, Jeff Hanson, is proposing to construct an accessory structure that exceeds the 10% size limit requirement by 11.6%. Fordjour stated that staff reviewed the site plan at the March 16, 2026, Development Review Committee meeting, and advised that the proposed structure exceeded the accessory structure size requirement. Fordjour also stated that when the

site plan for the principal structure was approved in 2021, they were showing landscaping and no landscaping has been installed to date and would need to be installed.

Petitioners Jeff Hanson and Todd Ferry stated they are proposing to remove the smaller existing shed. The reason for the larger building is to accommodate bigger equipment needed to maintain the property. Hanson stated the proposed building would match the principal structure. Hanson also stated they are willing to install landscaping to meet the requirements.

Rick Bertrand spoke in favor of the item stating that he supports the petitioners trying to expand to become more profitable.

Glisar (Wagner) moved to approve Agenda Item 2026-024. Motion Carried. 6-0-0 (Yes: Reynolds, Bostinelos, Glisar, Wagner, Brockshus, and Hegarty. No: 0 Abstain: 0).

Agenda Item 2026-026: Requested site plan approval for the property located at 3240 31st Street. (Petitioner: Jason Sloniker/Charlie Nelson/Donnie Grant).

Schuldt presented the requested site plan approval for the property located at 3240 31st Street. The petitioners, Jason Sloniker, Charlie Nelson, and Donnie Grant are requesting site plan approval to exceed the driveway width from the allowed 45 feet to two 90-foot-wide driveways. The Planning and Zoning Commission approved the site plan for the warehouse building on October 28, 2025. Glisar confirmed that this request would be in addition to what was previously approved. Schuldt stated that this would be in addition to their previous site plan approval.

Petitioners Donnie Grant and Jason Sloniker stated that they are requesting approval for the two 90-foot driveways to allow for better truck access. Sloniker also stated that the idea is to have the trucks be able to drive all the way through the building.

Hegarty (Brockshus) moved to approve Agenda Item 2026-026. Motion Carried. 6-0-0 (Yes: Bostinelos, Glisar, Wagner, Brockshus, Hegarty, and Reynolds. No: 0 Abstain: 0).

Agenda Item 2026-029: Requested site plan and façade approval for the property located at 5129 Military Road. (Petitioner: Roy Carrell).

Schuldt presented the requested site plan and façade approval for the property located at 5129 Military Road. The petitioner, Roy Carrell, is proposing to relocate his used auto sales business due to the Iowa Department of Transportation's Gordon Drive Viaduct project. Schuldt stated the petitioner is proposing to construct a small building of corrugated metal and several display spaces. Schuldt stated the use of corrugated metal requires the Planning and Zoning Commission's approval. Schuldt also stated that the petitioner is requesting a waiver from the landscaping requirement of 65% landscaping of the linear frontage along D12/Riverside Boulevard. Schuldt also stated that there is currently no curbing and pedestrian access indicated on the site plan.

Petitioners, Doug Rose and Jason Carrell stated that they are being forced to relocate due to the Iowa Department of Transportation's Gordon Drive Viaduct project. Rose stated that they are planning to install four feet of stone around the perimeter of the building which should meet requirements for two sides of the building. Rose also stated that he doesn't think landscaping would survive along the highway. Rose confirmed that they do plan to install curbing and pedestrian access.

Rick Bertrand spoke in favor of the proposed site plan. Bertrand stated the business has been in Sioux City for a long time and the proposed location would be a viable option for the petitioner.

The Planning and Zoning Commission held a general discussion regarding the proposed site plan. Glisar stated he would like to see the petitioner meet the façade and landscaping requirements. Hegarty stated that he thinks the addition of the stone facade would be sufficient. Wagner and Bostinelos stated they would like to see landscaping installed along the frontages.

Hegarty (Brockshus) moved to approve Agenda Item 2026-029 allowing the corrugated metal with the proposed four feet of stone along the facade and requiring landscaping on both frontages as well as meeting the curb and pedestrian access requirements. Motion Carried. 5-1-0 (Yes: Wagner, Brockshus, Hegarty, Reynolds, and Bostinelos. No: Glisar Abstain: 0).

Other business.

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

Staff stated that the rezoning of 1000 Morningside Avenue has had first and second reading approved and third reading will be heard on April 20, 2026.

- b. Other items brought forward by the Commission and / or Staff.
- c. Approval of the minutes of March 24, 2026, meeting.

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

ADJOURNMENT

There being no further business, the meeting was adjourned at 4:48, 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