

CITY PLANNING AND ZONING COMMISSION
ABBREVIATED MEETING MINUTES
October 25, 2016

A regular meeting of the City Planning and Zoning Commission was held this date at 4:00 p.m. in the City Council Chambers, 5th Floor, City Hall, 405 - 6th Street, Sioux City, Iowa, at which time the following items were considered.

MEMBERS PRESENT

Suzan Stewart, Chair
Joe Krage
Jean Calligan
Ryan Ross
Lee Beukelman

MEMBERS ABSENT

Jason Geary, Vice Chair
Michelle Bostinelos

STAFF PRESENT

Chris Madsen, Senior Planner
Ron Kueny, Zoning Enforcement Officer
Brent Nelson, Senior Planner
Justin Vondrak, Assistant City Attorney
Erin Berzina, Planner
Glenn Ellis, City Engineer
Kelly Leigh, Administrative Secretary

Stewart called the meeting to order at 4:00 p.m., and 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 on any agenda item. Ryan Ross mentioned he will be abstaining from the requested sign design program for the property located at 329 Pierce St. under "Other Business" on the Agenda.

Agenda Item 2016-0074: Requested vacation of Lincoln Street adjacent to 3100 Sioux River Road. (Petitioner: Ryan and Nicole Sands).

Joe Krage entered the meeting at 4:05 p.m.

Ryan Sands, the petitioner, spoke on the item stating he is requesting the vacation in order to meet set back requirements so he can build a single family home.

Ross (Krage) moved to recommend to the City Council approval of the item. Motion Carried. 5-0-0. (Yes: Beukelman, Ross, Stewart, Calligan, Krage/ No:0/ Abstain:0). Electronic Vote

Agenda Item 2016-0075: Requested site plan approval for the property located at 2300 Bridgeport Drive. (Petitioner: Westrock)

Glenn Ellis, City Engineer, spoke on the item stating Engineering received a stormwater detention plan today that will be acceptable with a little more information from the petitioner.

Cliff Applegate (460 West Dussel St., Maumee, Ohio), representing Westrock, spoke on the item stating they will get the additional stormwater information to Engineering within two weeks. He also mentioned counting all of the employees within the 3 shifts, their parking spaces shown on the plan will be more than sufficient for their needs. Lastly, he stated that Westrock has made countless attempts to make the site work without asking for any exceptions, however the space on the site is limited, and they would simply not be able to make the expansion work without the exceptions.

Frank Scott with Westrock (1540 Tri View Avenue) answered the question about how many visitors they have on a regular basis that would impact the parking stalls number. He answered no more than 10 visitors on a regular basis.

John Daniels (600 4th St. #302) representing 2301 Bridgeport LLC (The owners of the building directly North of Westrock) stated Bridgeport LLC is in favor of this project, it shows growth and success in the area and are happy to see the expansion take place.

Patty Marshall (2500 Bridgeport Drive) speaking for Bridgeport Corporation, located directly East of Westrock stated they are neither in favor or against the expansion, they just have questions as to exactly how far from their property line/fence the addition will be. They have a concern of water runoff onto their property and they already have issues on Bridgeport Corporation's current site.

Ross (Krage) moved to approve the presented site plan with a condition that the petitioner work with the City Engineering Department on the sidewalk exemption and stormwater requirements. Motion Carried. 5-0-0 (Yes: Krage, Calligan, Stewart, Beukelman, Ross/ No:0/ Abstain:0). Electronic Vote

Other Business.

- a. *Requested Conditional Sign Permit for the property located at 3012 Hamilton Boulevard. (Petitioner: Maurer Sign and Design)*

Beukelman (Krage) moved to approve the requested Conditional Sign Permit. Motion Carried. 5-0-0. Yes (Krage, Calligan, Stewart, Beukelman, Ross/No:0/ Abstain:0). Electronic Vote

- b. *Requested Sign Design program for the property located at 329 Pierce Street. (Petitioner: Great Southern Bank)*

Mike Schmiedt (614 Pierce St.) with Crary Huff Law Firm spoke on the item stating they are asking for this request in order to place two signs on the building on 3rd St. and Pierce St. for visibility and they will also have the monument sign out front as well.

Krage (Calligan) moved to approve the requested Sign Design program application. Motion Carried. 3-0-2 (Yes: Krage, Calligan, Stewart/No:0/ Abstain: Beukelman, Ross). Electronic Vote

- c. *Update on Subdivision Ordinance Rewrite.*

Brent Nelson, Senior Planner, gave a brief overview of the various meetings that have been held and the updated progress that has taken place with the new rewrite.

Ryan Ross exited the meeting at 5:10 p.m.

- d. *Report by Staff regarding Planning and Zoning items at the City Council meeting.*
- e. *Other items brought forward by the Commission and / or staff.*

f. *Approval of the minutes of the September 27, 2016 Planning and Zoning Commission minutes.*

Krage (Calligan) moved to recommend to the City Council approval of September 27, 2016 Minutes. Motion Carried. 3-0-1 (Yes: Krage, Calligan, Stewart/ No:0 / Abstain: Beukelman).

There being no further business, the meeting was adjourned at 5:17 p.m.

*Submitted by
Kelly Leigh*

CHAIR

PLANNING DIRECTOR