

CITY PLANNING AND ZONING COMMISSION
ABBREVIATED MEETING MINUTES
November 8, 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
Michelle Bostinelos
Ryan Ross
Lee Beukelman

MEMBERS ABSENT

Jason Geary, Vice Chair
Jean Calligan

STAFF PRESENT

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

Stewart called the meeting to order at 4:03 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.

Agenda Item 2016-0074: Requested vacation of 2200 Indian Hills Drive. (Petitioner: City of Sioux City)

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

Agenda Item 2016-0075: Requested site plan approval for the property located at 2626 Pierce Street. (Petitioner: Nelson Construction and Development).

Chris Madsen presented the item and stated that there are no concerns with the site plan that would conflict with the reconstruction of Pierce Street in 2017.

Steve Nelson (2805 W. 4th St.), the petitioner, spoke on the item addressing the parking concerns. He stated there will be 4 exam rooms, one practitioner and 3-4 staff members total at one give time. They have a parking agreement with St. Lukes for the staff to park in the St. Lukes lot and parking garage to allow customers to be able to utilize the parking places on the site. He also addressed the concern of the façade and windows/doors on the building stating that there will be windows on each side of the building façade except for the south side.

Chris Madsen addressed that they would still have to follow design standards for the building façade.

Ross (Beukelman) moved to approve the presented site plan. Motion Carried. 3-2-0 (Yes: Krage, Stewart, Bostinelos/ No: Ross, Beukelman/ Abstain:0). Electronic Vote

Agenda Item 2016-0084: Requested zoning ordinance text amendment to section 25.02.180 Commercial Use Standards. (Petitioner: City of Sioux City)

Linda Phillips (representing Siouxland Cares) spoke on the item stating they are in favor of the amendment. She stated they were included in the meetings discussing the potential changes and they were grateful their concerns were addressed.

Ross (Beukelman) moved to recommend to the City Council approval of this item with the amendment to change line 1 in subsection 2d from "The minimum distance requirements set forth in subsections 2(b)(1) and 2(b)(2)" to "The minimum distance requirements set forth in subsection 2b." and also to change line 1 from subsection 2c from "The minimum distance requirements set forth in subsections 2(b)(1) and 2(b)(2)" to "The minimum distance requirements set forth in subsection 2b.". Motion Carried. 5-0-0 (Yes: Beukelman, Ross, Bostinelos, Stewart, Krage/ No:0/ Abstain: 0). Electronic Vote

Other Business.

- a. *Report by Staff regarding Planning and Zoning items at the City Council meeting.*
- b. *Other items brought forward by the Commission and / or staff.*
- c. *Approval of the minutes of the October 25, 2016 Planning and Zoning Commission minutes.*

Beukelman (Ross) moved to recommend to the City Council approval of October 25, 2016 Minutes. Motion Carried. 4-0-1 (Yes: Krage, Beukelman, Ross, Stewart/ No:0 / Abstain: Bostinelos).

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

*Submitted by
Kelly Leigh*

CHAIR

PLANNING DIRECTOR