

UNAPPROVED MINUTES
North Sioux City Planning Commission
August 10, 2016

The regular meeting of the North Sioux City Planning Commission was called to order by Streeter at 4:00 p.m.

Commission members present were: Holbrook, Jacobs, Linden, Mitchell and Streeter. Also in attendance were Building Inspector Gary Roan, City Administrator Ted Cherry and Finance Assistant Jennifer Roupe.

Motion by Jacobs, second by Linden to approve the agenda as presented. Unanimous.

Motion by Holbrook, second by Jacobs to approve the July 27, 2016 minutes as presented. Unanimous.

New Business

Zoning Change Hearing: Residential Single Family (R-1) to Light Industrial (I-1) – NSCEDC, Eugene Flynn and Cheryl Flynn

Public hearing on request to rezone the following property “Lot 2 of Flynn Tract1, being a part of Lot A in Section 10, Township 89 North, Range 48, West of the 5th P.M., Union County, South Dakota” was opened at 4:02 p.m.

Discussion with held; Cherry communicated facts to commission members. No public input.

Motion by Jacobs, second by Mitchell to close public hearing at 4:05 p.m. Unanimous.

Motion by Jacobs, second by Holbrook to approve the rezoning request as presented. Unanimous.

Zoning Change Hearing: Agricultural (AG) to Light Industrial (I-1) – NSCEDC, Eugene Flynn and Cheryl Flynn

Public hearing on request to rezone the following property “Lot B of Lot A in the Northeast Quarter, the Southeast of the Northwest Quarter of Section 10, Township 89 North, Range 48, West of the 5th P.M., less Flynn Tract 6 consisting of Lots 1 and 2, as platted in Book 29 of Plats on Page 14, North Sioux City, Union County, South Dakota” was opened at 4:06 p.m.

Discussion with held; Cherry and Paige Petersen with NSCEDC communicated facts to commission members.

Motion by Holbrook, second by Linden to close public hearing at 4:08 p.m. Unanimous.

Motion by Jacobs, second by Linden to approve the rezoning request as presented. Unanimous.

Zoning Change Hearing: Highway Commercial (H-C) to Residential Single Family (R-1) – Joseph Richter

Public hearing on request to rezone the following property “Lot 3 of Pederson’s 1st addition in the Northwest Quarter of the Southeast Quarter of Section 15 of Township 89 North Range 48 West of 5th PM, North Sioux City Union County South Dakota according to the recorded plat thereof” was opened at 4:09 p.m.

Discussion with held; Cherry communicated facts to commission members. No Public input.

Motion by Jacobs, second by Linden to close public hearing at 4:10 p.m. Unanimous.

Motion by Holbrook, second by Jacobs to approve the rezoning request as presented. Unanimous.

Final Plat: Avery

Motion by Mitchell, second by Linden to approve the following survey plat as presented. Unanimous.

Lots 1 thru 3, Avery Addition Phase II in the South 20 Rods of the North 40 Rods of the East 20 Rods of the West 60 Rods NW ¼ of the SE ¼ Section 15 T89N R48W, North Sioux City, Union County, South Dakota,

Final Plat: Cherkas

Motion by Mitchell, second by Jacobs to approve the following survey plat as presented. Unanimous.

Lot A, of Vacated Lots 8 & 9 Block 7, Original Town of Stevens, Now North Sioux City, Union County, South Dakota,

Final Plat: River Valley

Motion by Linden, second by Holbrook to approve the following survey plat as presented. Unanimous.

Plat of Lots 80 and 81 of Tract 4 of River Valley Addition, North Sioux City, Union County, South Dakota,

Other Business:

Roupe updated commission members of building permits that have been approved by Roan prior to meeting.

New home located at 601 Lakeshore Dr

Garage located on Watier Ave

Fence located Campbell St

Commission member Jacobs inquired about new road to Dakota Valley High School. Cherry communicated facts.

Motion by Jacobs, second by Holbrook to adjourn at 4:18 p.m. Unanimous.

Dated this August 10, 2016

Jennifer Roupe

Finance Assistant