

PLANNING COMMISSION

May 23, 2013 AGENDA

5:00 P.M. So Sioux City Council Chambers

1. ROLL CALL
2. OPEN MEETING ACT
A current copy of the Open Meetings Act is posted on the north wall in the rear of the Council Chambers and is available for review by all citizens in attendance.
3. MINUTES
Approve the minutes of the February 28, 2013 Planning Commission meeting.
4. NEW BUSINESS
 - A.) Recognition of Ronald D. Rapp's volunteer service on the South Sioux City Planning Commission beginning in May of 1967.
 - B.) **Public Hearing Alley Vacation Request.** Robert Bowman of 315 6th Avenue and 319 6th Avenue, has submitted a request to vacate the east ½ of the east-west alley between lots 3 and 4, Block 37 Covington Addition.
5. OLD BUSINESS - Nebraska Planning and Zoning Association Conference March 27-29.
6. ADJOURNMENT

**CITY OF SOUTH SIOUX CITY, NEBRASKA
PLANNING COMMISSION MINUTES**

February 28, 2013

A regular meeting of the Planning Commission of the City of South Sioux City, Nebraska was held at the City Hall Council Chambers on February 28, 2013.

CALL TO ORDER

Chairman Milt Peters called the continued meeting to order at 5:00 o'clock P.M.

ROLL CALL	Present	Absent (excused)	Absent
Milt Peters, Chairman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eric Bertness, Alternate	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Arlan Kuehn	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Jane Krogh	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
John Koskovich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ron Rapp	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lyle Todd	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Arlyn Wilson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mike Wojcik	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Jeff Anderson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Staff in attendance: Joe Conley, Chris Hovey

Notice of the meeting was given in advance by advertising in the Dakota County Star as certified in the attached affidavit of printer. Notice of the meeting and agenda were simultaneously given to the Chairman and members of the Commission. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public.

OPEN MEETINGS ACT

Chairman Peters stated that a current copy of the Open Meetings Act is posted on the north wall in the rear of the Council Chambers and is available for review by all citizens in attendance.

At 5:02 p.m. Arlan Kuehn arrived and will be counted in the voting hereafter.

APPROVE MINUTES

Koskovich moved, seconded by Rapp, to approve the minutes of the February 14, 2013 Planning Commission as published. Motion carried. Voting aye: Peters, Krogh, Koskovich, Rapp, Todd, Wilson. Voting Nay: None. Abstained: Kuehn, Anderson.

♦ *Sign minute book*

AGENDA ITEM: Public Hearing Rezoning Request. Property owners Todd and Lorrie Masters have petitioned for the rezoning of 6.76 acres more or less on Dixon Path, aka the former site of the mobile home park on Dixon Path, from R2b to AGT, legally described as follows:

ATR BEG 472.69' N OF SE COR OF G.L. 3 TO THE P.O.B., TH W 878.99', TH E 870.35', TH S 334.26' TO THE P.O.B. 17-29-9 6.76 ACRES M/L

Tami Bailey, 1516 Autumn Olive Lane, South Sioux City, NE was present to speak in favor of the rezoning.

Wilson moved, seconded by Kuehn, to forward a favorable recommendation to the request for rezoning. Motion carried. Voting aye: Koskovich, Rapp, Todd, Wilson, Anderson, Peters, Kuehn, Krogh. Voting Nay: None.

Public Hearing Preliminary Plat. Hughes Commercial Park Addition, located at Elgin Avenue and Highway 20, legally described as follows:

All that part of Government Lot 4 of Fractional Section 12, Township 88 North, Range 48 West of the Fifth Principal Meridian, Dakota County, Nebraska, described as follows:

Commencing at the Southwest corner of said Government Lot 4; thence North 1°30'27" West along the West line of said Government Lot 4 for 505.27 feet to the point of beginning; thence continuing North 1°30'27" West along said West line for 532.00 feet to the South Right of Way line of U.S. Highway #20; thence North 89°47'45" East along said South line for 819.00 feet; thence South 1°30'27" East for 532.00 feet; thence South 89°47'45" West for 819.00 feet to the point of beginning.

Said described parcel contains 10.00 acres, more or less, which includes 0.403 acres in roadway easement.

Rapp moved, seconded by Koskovich, to send a favorable recommendation to Council on the preliminary plat for Hughes Commercial Park Addition. Motion carried. Voting aye: Rapp, Todd, Wilson, Anderson, Peters, Kuehn, Krogh, Koskovich. Voting Nay: None.

AGENDA ITEM: Public Hearing Final Plat. Hughes Commercial Park Addition, located at Elgin Avenue and Highway 20, legally described as follows:

All that part of Government Lot 4 of Fractional Section 12, Township 88 North, Range 48 West of the Fifth Principal Meridian, Dakota County, Nebraska, described as follows:

Commencing at the Southwest corner of said Government Lot 4; thence North 1°30'27" West along the West line of said Government Lot 4 for 505.27 feet to the point of beginning; thence continuing North 1°30'27" West along said West line for 532.00 feet to the South Right of Way line of U.S. Highway #20; thence North 89°47'45" East along said South line for 819.00 feet; thence South 1°30'27" East for 532.00 feet; thence South 89°47'45" West for 819.00 feet to the point of beginning.

Said described parcel contains 10.00 acres, more or less, which includes 0.403 acres in roadway easement.

Todd moved, seconded by Kuehn, to send a favorable recommendation to Council on the final plat. Motion carried. Voting aye: Todd, Wilson, Anderson, Peters, Kuehn, Krogh, Koskovich, Rapp, Voting Nay: None.

ADJOURNMENT

There being no further business to come before the Commission, Koskovich moved, seconded by Wilson, to adjourn the meeting at 5:21 o'clock p.m. Motion carried, all voting aye.

CHAIRMAN

VICE CHAIRMAN

I, the undersigned Secretary of the Planning Commission of the City of South Sioux City, Nebraska hereby certify that all of the subjects were contained in said agenda for at least twenty four (24) hours prior to said meeting, and that said minutes were in written form and available to the public for inspection within ten (10) working days and prior to the next convened meeting.

SECRETARY

RESOLUTION 2013- 78

Whereas: Ron Rapp was an outstanding citizen for the City of South Sioux City;

Whereas: Ron Rapp was an exemplary member of the South Sioux City Planning and Zoning Committee;

Whereas: Ron Rapp served our country as a member of the 185th Air National Guard and as the United States Air Force;

Whereas: Ron Rapp served charitably with the South Sioux City Community Foundation;

Whereas: Ron Rapp gave back to the community by serving with the South Sioux City Optimists, South Sioux City Jaycees, and the South Sioux City Kiwanis Clubs;

Whereas: Ron Rapp volunteered to help out the South Sioux City Schools; particularly the South Sioux City Football team; earning the name as “the pancake man”;

Whereas: Ron Rapp served on the distinctive Siouxland Tri-State Graduate Center; helping further education in Siouxland;

Whereas: Ron Rapp served on the Atokad Board of Directors;

Whereas: Ron Rapp served his church; the First Presbyterian Church in many capacities;

Whereas: Ron Rapp gave of his singing talents to his church choir and the Choralation of Siouxland;

Whereas: Ron Rapp showed exceptional character in representing South Sioux City Planning and Zoning on the Siouxland Interstate Metropolitan Planning Council since 1967; where he served as Chairman of the SIMPCO Finance Committee;

Whereas: Ron Rapp was a stalwart supporter of the Nebraska Cornhuskers;

Whereas: Ron Rapp remained devoted to his wife Jane of 49 years; and his family;

Therefore Be It Resolved: that this proclamation be placed in a prominent place in South Sioux City Hall; reflecting the positive spirit left by Ronald D. Rapp

PASSED AND APPROVED this 13th day of May, 2013

William I McLarty – Mayor

Attest:

CITY CLERK

(SEAL)

PETITION FOR ALLEY VACATION

We, the undersigned, being the owners of record of the abutting real estate, hereby respectfully petition the Mayor and City Council to vacate the following property :

Legal Description : EAST 1/2 of the East-West Alley
Between Lot #4 & Lot #3 - BIK #37 - Covington Addition

Reason for Alley Vacation: Own Both Properties on Each side -
Want to build detached garage + have more Room
16' wide X 120' deep

We, the undersigned, being the owners of the record of said real estate, hereby acknowledge that we have read and received a copy of the alley vacation procedures attached to this application form concerning the filing and hearing of the request. That we have been advised of the fee requirements and they have been paid on 5-6-13 in the amount of \$ 440.00 . paid 5-6-13 chk # 2089

Property Owner: Robert Bowman Phone: 712-490-7512

Address: 315 6TH AVE

Signature: X Robert Bowman

Property Owner: Robert Bowman Phone: 712-490-7512

Address: 319 6TH AVE

Signature: X Robert Bowman

Property Owner: _____ Phone: _____

Address: _____

Signature: _____

PLANNING COMMISSION RECOMMENDATION

Public Hearing Date: May 23rd 2013

Time: 5:00pm

Commission Recommendation

☐ Approve

☐ Deny

☐ No Recommendation

PUBLIC WORKS RECOMMENDATION

Public Hearing Date: June 3rd
~~May 23rd 2013~~

Time: 5:00 PM

Commission Recommendation

☐ Approve

☐ Deny

☐ No Recommendation

CITY COUNCIL ACTION

1st Reading Date: 5:00pm
JUNE - 10TH 2013

Action:

☐ Approve

☐ Deny

☐ Suspend

2nd Reading Date: 5:00pm
JUNE - 24TH 2013

Action:

☐ Approve

☐ Deny

☐ Suspend

3rd Reading Date: 5:00pm
JULY - 8TH 2013

Action:

☐ Approve

☐ Deny

Ordinance # _____

(NOTE: All meetings shall be held in the Council Chambers of City Hall unless otherwise noted.)

Locates called
MAY 1ST 2013
Ticket #13122118
by Joe C.



DAKOTA COUNTY ASSESSOR'S OFFICE



Real Property Record Card

TerraScan Inc.

Data Provided By: DAKOTA COUNTY County Assessor. Printed on 04/30/2013 at 08:51:40A

Parcel Information			Ownership Information	
Parcel Number	220016070	Current Owner	ROBERT & ERIN BOWMAN	
Map Number	0703-00-0-10005-037-0004		315 6TH AVENUE	
Situs	319 6TH AVENUE	Address		
Legal	LOT 4 BLOCK 37 COVINGTON ADDITION	City ST. Zip	SOUTH SIOUX CITY NE 68776-0000	
		Cadastral #	010-000-016E	

Current Valuation		Assessment Data		Property Classification	
Land Value	6,800	District/TIF Fund	5	Status	01 Improved
Impr. Value	17,955	School Base	22-0011 SSC 22-001	Use	01 Single Family
Outbuildings		Affiliated Code		Zoning	01 Single Family
Total Value	24,755	Neighborhood	100	Location	01 Urban
Exemptions		Greenbelt Area		City Size	04 5,001-12,000
Taxable Value	24,755	Greenbelt Loss		Lot Size	01 <10,000 sq. ft.

Sales History			Multiple Owner Information		
Date	Book/Page	Grantor	Price	Ownership %	Owner's Name
05/27/2011	11-024077	GIRARD P & DIANNE E MILLE	20,000		

Box Appeal History				Building Permits			
Appeal #	Year	Appealed By	Status	Permit #	Date	Description	Amount
486	2004	MILLER/GIRARD P & DI	BOARD VALUE				

		Assessment Milestones						
Year	Description	Class	Ex Code	Land	Impr.	Outbldg.	Total	Taxable
2011		1000		6,800	17,955		24,755	24,755
2010 CTL-TAX ROLL		1000		6,800	17,955		24,755	24,755
2009 CTL--TAX ROL		1000		5,680	18,570		24,250	24,250
2009 ABSTRACT		1000		5,680	18,570		24,250	24,250
2008 CTL		1000		5,680	18,570		24,250	24,250

		Historical Valuation Information						
Year	Billed Owner	Land	Impr.	Outbldg.	Total	Exempt	Taxable	Taxes
2012	ROBERT & ERIN BOWMAN	6,800	17,955		24,755		24,755	530.96
2011	ROBERT & ERIN BOWMAN	6,800	17,955		24,755		24,755	542.24
2010	GIRARD P & DIANNE E MI	6,800	17,955		24,755		24,755	541.64
2009	GIRARD P & DIANNE E MI	5,680	18,570		24,250		24,250	526.24
2008	GIRARD P & DIANNE E MI	5,680	18,570		24,250		24,250	523.52
2007	GIRARD P & DIANNE E MI	5,680	18,570		24,250		24,250	528.68
2006	GIRARD P & DIANNE E MI	5,680	18,570		24,250		24,250	562.10
2005	GIRARD P & DIANNE E MI	5,680	18,570		24,250		24,250	557.82
2004	GIRARD P & DIANNE E MI	5,680	18,570		24,250		24,250	544.90
2003	GIRARD P & DIANNE E MI	5,680	18,500		24,180		24,180	528.24





DAKOTA COUNTY ASSESSOR'S OFFICE



Real Property Record Card

TerraScan Inc.

Data Provided By: DAKOTA COUNTY County Assessor. Printed on 04/30/2013 at 08:51:10A

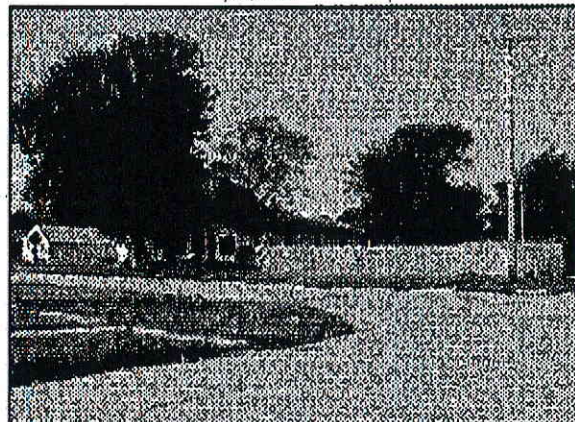
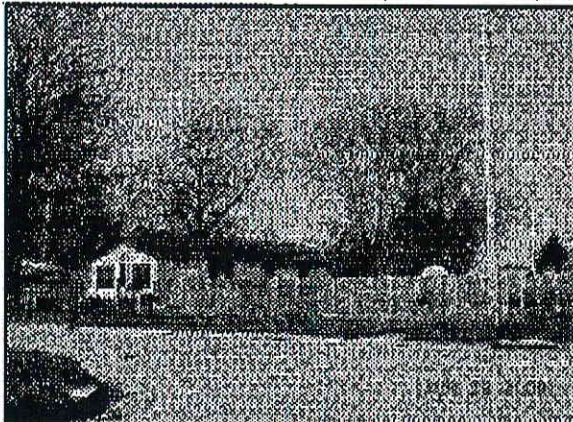
Parcel Information			Ownership Information		
Parcel Number	220015988		Current Owner	ROBERT L & ERIN M BOWMAN	
Map Number	0703-00-0-10005-037-0001			315 SIXTH AVENUE	
Situs	315 6TH AVENUE		Address		
Legal	LOTS 1 2 3 BLOCK 37 COVINGTON		City ST. Zip	SOUTH SIOUX CITY NE 68776-0000	
	ADDITION		Cadastral #	010-000-016E	
Current Valuation		Assessment Data		Property Classification	
Land Value	20,400	District/TIF Fund	5	Status	01 Improved
Impr. Value	50,865	School Base	22-0011 33C 22-001	Use	01 Single Family
Outbuildings		Affiliated Code		Zoning	01 Single Family
Total Value	71,265	Neighborhood	100	Location	01 Urban
Exemptions		Greenbelt Area		City Size	04 5,001-12,000
Taxable Value	71,265	Greenbelt Loss		Lot Size	02 10,000-20,000 sq. ft.

Sales History			Multiple Owner Information		
Date	Book/Page	Grantor	Price	Ownshp. %	Owner's Name

Bos Appeal History			Building Permits		
Appeal #	Year	Appealed By	Status	Permit #	Date

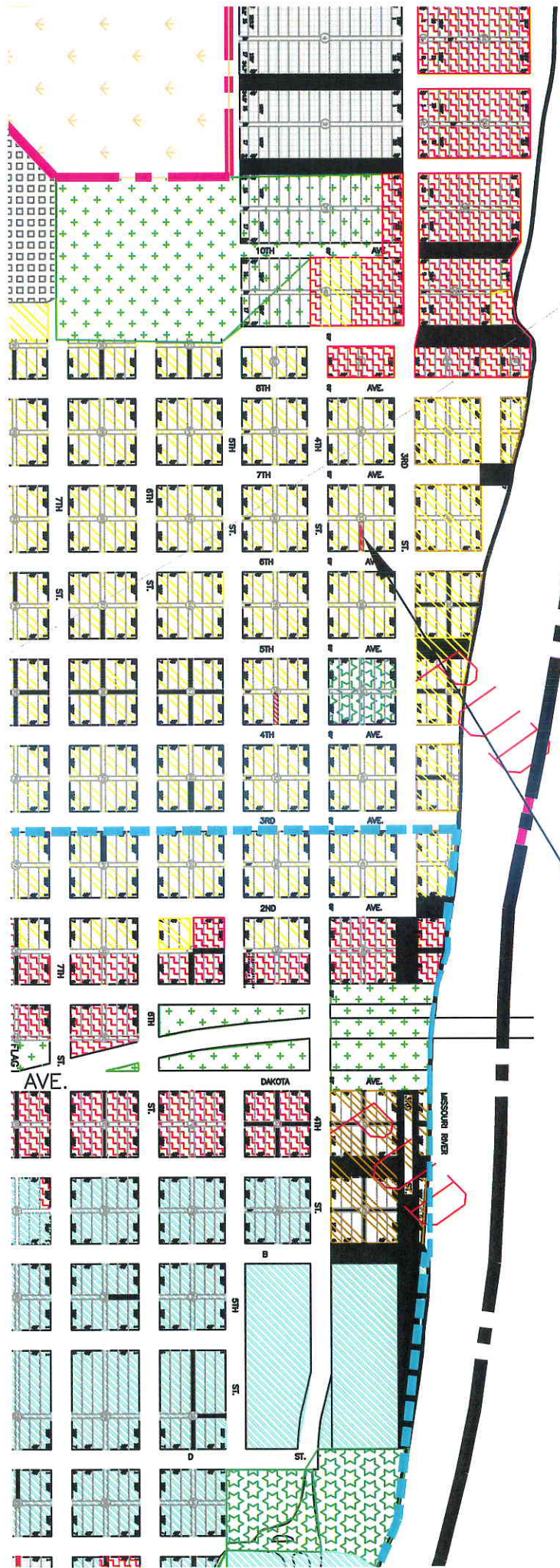
		Assessment Milestones						
Year	Description	Class	Ex Code	Land	Impr.	Outbidg.	Total	Taxable
2011		1000		20,400	50,865		71,265	71,265
2010 CTL-TAX ROLL		1000		20,400	50,865		71,265	71,265
2009 CTL--TAX ROL		1000		17,040	47,060		64,100	64,100
2009 ABSTRACT		1000		17,040	47,060		64,100	64,100
2008 CTL		1000		17,040	47,750		64,790	64,790

		Historical Valuation Information						
Year	Billed Owner	Land	Impr.	Outbidg.	Total	Exempt	Taxable	Taxes
2012	ROBERT L & ERIN M BOWM	20,400	50,865		71,265		71,265	1,528.56
2011	ROBERT L & ERIN M BOWM	20,400	50,865		71,265		71,265	1,560.98
2010	ROBERT L & ERIN M BOWM	20,400	50,865		71,265		71,265	1,559.32
2009	ROBERT L & ERIN M BOWM	17,040	47,060		64,100		64,100	1,391.02
2008	ROBERT L & ERIN M BOWM	17,040	47,750		64,790		64,790	1,398.72
2007	ROBERT L & ERIN M BOWM	17,040	47,750		64,790		64,790	1,412.48
2006	ROBERT L & ERIN M BOWM	17,040	47,750		64,790		64,790	1,501.76
2005	ROBERT L & ERIN M BOWM	17,040	47,750		64,790		64,790	1,490.36
2004	ROBERT L & ERIN M BOWM	17,040	46,925		63,965		63,965	1,437.50
2003	ROBERT L & ERIN M BOWM	17,040	42,005		59,045		59,045	1,289.92



**Bowman
Alley Vacation
May 23 2013**

East 1/2 of the EastWest Alley



East 1/2 of the EastWest Alley

Use and Height District Map
Last update December 2011



School

DAKOTA AVE.

DAKOTA AVE.

School

School

Report Across 4th Filing see plat for zoning
 classifications
 ORD 2001-23 Rezone Tract A to R3b
 ORD 2002-41 Rezone lots 5-11 & 18-27
 R3b PUD for duplex condos
 ORD 2005-35 Rezone lots 18-21 Amort
 Across 4th to R2b for single family
 dwellings

Report Across 4th Filing see plat for zoning
 classifications
 ORD 2001-23 Rezone Tract A to R3b
 ORD 2002-41 Rezone lots 5-11 & 18-27
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