

PLANNING COMMISSION AGENDA
Wednesday, March 12, 2025
4:00 P.M. So Sioux City Council Chambers

1. CALL MEETING TO ORDER
2. ROLL CALL (Arlan Kuehn, Robert Rapp, John Lounsbury, Mike Wojcik, Martin Hohenstein, Gary Ogden, Brett Gotch, Tim Pickinpaugh, Jared Langel and Amber Munoz (Jeff Lantz alternate))
3. 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.

A sign-in sheet is available at the entrance to the Council Chambers. We ask your assistance by signing in as this is a Federal Grant requirement. It is strictly voluntary to complete the sign-in sheet.

4. MINUTES
Approve the minutes of the December 11, 2024 and January 22, 2025, Planning Commission meeting.
5. UNFINISHED BUSINESS
6. NEW BUSINESS

A. Public Hearing Final Plat Blom Addition, a new 2 lot residential subdivision located near 1491 Lake Avenue, legally described as follows

A TRACT OF LAND LOCATED IN THE SW1/4 NW1/4 OF SECTION 7, TOWNSHIP 88 NORTH, RANGE 47 WEST, IN DAKOTA COUNTY, NEBRASKA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF SW1/4 NW1/4 IN SAID SECTION 7; THENCE SOUTHERLY ON AN ASSUMED BEARING OF S03°52'26"E (WITH ALL SUBSEQUENT BEARINGS REFERENCED THEREFROM) FOR A DISTANCE OF 700.60 FEET TO THE SE CORNER OF TRACT 3 AND THE POINT OF BEGINNING; THENCE CONTINUING S03°52'26"W ALONG SAID LINE FOR A DISTANCE OF 433.98 FEET; THENCE S86°06'36"W FOR A DISTANCE OF 301.06 FEET; THENCE N03°53'20"W FOR A DISTANCE OF 433.98 FEET TO THE SW CORNER OF TRACT 3; THENCE N86°06'36"E ALONG THE SOUTH LINE OF TRACT 3 FOR A DISTANCE OF 301.17 FEET TO A POINT ON THE EASTERLY LINE OF THE SW1/4NW1/4 AND THE POINT OF BEGINNING

B. Public Hearing Final Plat Harvest Meadows Second addition. This is the second phase of the Harvest Meadows Addition consisting of 21 low density residential lots. Legally described as follows.

PART OF LOT 1, HANS ADDITION, AS SHOWN ON A SURVEY BY KIM L. McLAURY DATED NOVEMBER 10TH, 2023, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 88 NORTH, RANGE 47 WEST OF THE 5TH P.M., DAKOTA COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID HANS ADDITION, THENCE S89°46'10"E (ASSUMED BEARING) ON THE NORTH LINE OF SAID HANS ADDITION, A DISTANCE OF 357.97 FEET TO THE NORTHWEST CORNER OF HARVEST MEADOWS FIRST ADDITION, AN ADDITION TO THE CITY OF SOUTH SIOUX CITY, LOCATED IN PART OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7; THENCE S01°31'31"E ON THE WEST LINE OF SAID HARVEST MEADOWS FIRST ADDITION, A DISTANCE OF 913.12 FEET TO THE SOUTHWEST CORNER OF SAID HARVEST MEADOWS FIRST ADDITION; THENCE S56°12'51"W ON THE SOUTH LINE OF SAID HANS ADDITION, A DISTANCE OF 423.12 FEET TO THE SOUTHWEST CORNER OF SAID HANS ADDITION; THENCE N01°31'31" ON THE WEST LINE OF SAID HANS ADDITION, A DISTANCE OF 1149.93 FEET TO THE POINT OF BEGINNING, CONTAINING 8.47 ACRES MORE OR LESS.

7. ANNOUNCEMENTS
8. ADJOURNMENT

CITY OF SOUTH SIOUX CITY, NEBRASKA
PLANNING COMMISSION MINUTES
12/11/2024

A regular meeting of the Planning Commission of the City of South Sioux City, Nebraska was held at the City Hall Council Chambers on 12/11/2024.

CALL TO ORDER

Chairman Arlan Kuehn called the meeting to order at 4:00 o'clock P.M.

ROLL CALL	Present	Absent
Arlan Kuehn Chairman	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Robert Rapp	<input checked="" type="checkbox"/>	<input type="checkbox"/>
John Lounsbury	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mike Wojcik	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Martin Hohenstein	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gary Ogden	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Brett Gotch	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Tim Pickinpaugh	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Jared Langel	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Amber Munoz	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Staff in attendance: Kent Zimmerman, Elizabeth Reyes, Oscar Gomez

NOTICE OF PUBLICATION

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 Arlan Kuehn 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.

A sign-in sheet is available at the entrance to the Council Chambers. We ask your assistance by signing in as this is a federal grant requirement. It is strictly voluntary to complete the sign-in sheet.

APPROVE MINUTES

Martin Hohenstein moved Robert Rapp seconded to approve the minutes of the November 13, 2024 , Planning Commission meeting. Motion carried with Kuehn, Rapp, Wojcik, Hohenstein, Ogden, Pickinpaugh, Munoz voting aye.

♦ *Sign minute book*

AGENDA ITEM: 6 a. Public Hearing Rezoning LUX Brothers, 500 Block Old Sawmill Road from AGT to C4. Legally described as follows.

ALL THAT PART OF GOVERNMENT LOT 4 AND THAT PART OF GOVERNMENT LOT 13, ALL IN SECTION 12, TOWNSHIP 88 NORTH, RANGE 48 WEST OF THE FIFTH PRINCIPAL MERIDIAN, DAKOTA COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 13 OF SAID SECTION 12; THENCE SOUTH 89°49'03" WEST ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 13 AND THE SOUTH LINE OF SAID GOVERNMENT LOT 4 FOR 1809.57' FEET TO THE SOUTHERLY PROJECTION OF THE EAST LINE OF LOT 5, HUGHES COMMERCIAL PARK, AN ADDITION TO DAKOTA COUNTY, NEBRASKA; THENCE NORTH 1°30'27" WEST ALONG SAID SOUTHERLY PROJECTION AND SAID EASE LINE FOR 1037.58 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY NO. 20; THENCE NORTH 89°47'45" EAST ALONG SAID SOUTH RIGHT OF WAY LINE FOR 1810.87 FEET TO THE EAST LINE OF SAID GOVERNMENT LOT 13 OF SAID SECTION 12; THENCE SOUTH 1°26'06" EAST ALONG SAID EAST LINE FOR 1038.26 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED PARCEL CONTAINS 43.125 ACRES, MORE OR LESS, WHICH INCLUDES 1.371 ACRES IN ROADWAY EASEMENT.

Chairman Kuehn opened the public hearing to comment for those in favor of project, no comments in favor no one coming forward comments are opened for those opposed. Residents of Rottunda way, Old Sawmill Road, Cardinal Court, Short Place Court-Rottunda were present at the meeting and expressed their concerns regarding to safety for kids, heavy traffic going in and out of the area, Light pollution, Devaluation of properties, Buss stops, signs for heavy traffic not being respected. Believe this development does not exhibit trust, they have been here in the past regarding the same issues, they have not seen any drawings or plans for what their plans are nor has there been complete transparency with residents. Board member Robert Rapp echoes the same comments stated by residents, you have to have some form of plan as to what developers are going to do which have not been presented. Chairman Kuehn stated the first time Lux brothers approached the board he was told he had to provide a plan and never saw some plans.

Jasper Kriens spoke on behalf of owners stated the plan right now is to build a transfer dock meaning trailer backs up unloads and transfers to another then takes off, stated no storage would be in the facility, from his understanding they are wanting to just zone certain lots not all of the lots, It was clarified to Jasper that the request is not to zone partial of the lot it is to do the whole thing as C4. Senior Code Official Zent Zimmerman stated if there were to be discussions on rezoning only portion of the lot then the current request would need to be withdrawn and if a portion would want to be rezoned they would need a legal description of the area requesting a rezoning and would restart the process. Board member Gary Ogden Stated that moving forward anyone with a C4 request should have a design plan with their intention

Robert Rapp moved and Martin Hohenstein seconded to send an unfavorable recommendation of the rezoning of the rezoning of 500 Block Old Sawmill road from Agricultural to C4. Motion Carried by Kuehn, Rapp, Wojick, Hohenstein, Ogden, Pickinpaugh, Munoz voting aye. It was reiterated to the public that the request has

received an unfavorable recommendation, and the recommendation will go on to the city council. The public hearing will remain unless the property owner speaks to the board directly or submits something in writing stating he is withdrawing his request, if done the board will let the council know and it will fall off the agenda.

AGENDA ITEM: 6b. Public Hearing Rezoning Bracht Properties LLC, 615 Old Highway 20 West (former Martins Airfield) from C3 to C4. Legally described as follows.

Parcel 1: (220198160) All that part of Government Lot 1, Section 36, Township 29 North, Range 8 East of the Sixth Principal Meridian, Dakota County, Nebraska, described as follows:

Commencing at the Northwest corner of said Government Lot 1 of said Section 36; thence South 0°32'00" East along the West line of said Government Lot 1 for 788.20 feet to the North Right of Way line of U.S. Highway No. 20; thence North 84°52'31" East along said North Right of Way line for 510.40 feet to the point of beginning; thence North 5°07'29" West for 356.04 feet; thence North 85°25'00" East for 295.28 feet; thence North 57°54'15" East for 60.00 feet; thence North 85°25'00" East for 191.21 feet; thence South 5°07'29" East for 383.81 feet to the North Right of Way line of said U.S. Highway No. 20; thence Westerly along said North Right of Way line on a 11659.15 foot radius curve, concave Southerly for 346.91 feet, having a long chord of 346.89 feet, bearing South 85°43'37" West; thence South 84°52'31" West along said North Right of Way line for 193.09 feet to the point of beginning.

Parcel 2: (Tax ID's 220070229 & 220069530)

A tract of land located in the SW1/4 of Section 25, T29N, R8E of the 6th P.M., Dakota County, Nebraska, more particularly described as follows:

Beginning at the NE corner of the S1/2 of the SW1/4 of Section 25, T29N, R8E of the 6th P.M., Dakota County, Nebraska; thence westerly on the north line of said S1/2, 190.00 feet; thence southeasterly to a point on the east line of said S1/2, said point being 300.00 feet south of the NE corner of said S1/2; thence north and on said east line of said S1/2, 300.00 feet, to the point of beginning.

AND

The Northeast Quarter of the Southwest Quarter and Lots 4 and 5 all in Section 25, and that part of Government lots 1 and 8 lying North of Highway 20 EXCEPT East 400' of Lot 8 AND EXCEPT Highway 20 Right of Way in Section 36, all in Township 29 North, Range 8 East of the 5th P.M., EXCEPTING therefrom 4 acres surrounding the area occupied by a Quonset building previously deeded to Eugene T. Martin, on April 15, 1981, in Book 105, Page 754, Dakota County, Nebraska.

AND EXCEPTING The West 50.00 feet of the South 885 feet of Government Lot 5, Section 25, T29N, R8E, of the 6th P.M., Dakota County, Nebraska.

Chairman Arlan Kuehn opened comments to the public comment no one came forward to speak on the issue and the public hearing was closed. Present to answer any questions that the board might have; is Chance Bracht speaking on behalf of rezoning the property, Martin Hohenstein asked what Mr. Bracht had planned to do with the property, Chance stated they didn't have anything definitive on what they were doing, expressed the need to go to C4 to utilize that property. Plan on wanting to have a dealership/dealers license out there which would be the reasoning behind going to C4. Member Rapp asked for clarification on application submitted for storage buildings, Kent Zimmerman clarified it should be to utilize the old hangers out there for storage and possibly add additional storage. Chance verified that the plan is not to do a car lot but more of a commercial dealership; have heavy equipment, if they were to do that.

Robert Rapp moved and Tim Pickinpaugh seconded to send a favorable recommendation to City Council of the rezoning from C3 to C4 of the 615 Old Highway 20 West. Motion carried with Kuehn, Rapp, Wojcik, Hohenstein, Ogden, Pickinpaugh, Munoz voting aye.

AGENDA ITEM: 6c. Public Hearing Subdivision Ogden 3rd Addition: Phase 3 Located at East 17th Street and G Street. Legally described as follows. ALL THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 29 NORTH, RANGE 9 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SOUTH SIOUX CITY, DAKOTA COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE SOUTH 89°28'14" EAST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 FOR 33.00 FEET; THENCE SOUTH 0°29'11" WEST ALONG A LINE 33.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 FOR 33.00 FEET; THENCE SOUTH 89°28'14" EAST ALONG A LINE 33.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 FOR 330.19 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°28'14" EAST ALONG SAID PARALLEL LINE FOR 99.98 FEET TO THE NORTHEAST CORNER OF LOT 1 OF OGDEN 3RD ADDITION, PHASE 2; THENCE SOUTH 0°30'39" WEST ALONG THE EAST LINE OF SAID LOT 1 AND THE EAST LINE OF LOT 2 FOR 230.04 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 89°13'39" WEST ALONG THE SOUTH LINE OF LOT 2 AND SAID SOUTH LINE EXTENDED WEST FOR 100.00 FEET; THENCE NORTH 0°30'39" EAST FOR 232.31 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED PARCEL CONTAINS 0.531 ACRES, MORE OR LESS.

Chairman Arlan Kuehn opened comments to the public no one came forward to speak on the issue and the public hearing was closed. Present at the meeting was Gary Ogden who stated it would be the resizing of the two lots, changing the direction of the house to face east instead of south.

Robert Rapp moved and Amber Munoz seconded to send a favorable recommendation of the Subdivision Ogden 3rd Addition: Phase 3 Located at East 17th Street and G Street. Motion Carried with Kuehn, Rapp, Wojcik, Hohenstein, Pickinpaugh, Munoz voting aye. Abstaining is Gary Ogden.

ADJOURNMENT

There being no further business to come before the Commission Robert Rapp and Amber Munoz seconded to adjourn the meeting at 5:16 o'clock P.M.

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

CITY OF SOUTH SIOUX CITY, NEBRASKA
PLANNING COMMISSION MINUTES
1/22/2025

A regular meeting of the Planning Commission of the City of South Sioux City, Nebraska was held at the City Hall Council Chambers on 1/22/2025.

CALL TO ORDER

Staff Joe Conley called the meeting to order at 4:05 o'clock P.M.

ROLL CALL	Present	Absent
Arlan Kuehn Chairman	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Robert Rapp	<input checked="" type="checkbox"/>	<input type="checkbox"/>
John Lounsbury	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mike Wojcik	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Martin Hohenstein	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Gary Ogden	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Tim Pickinpaugh	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Jared Langel	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Amber Munoz	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Staff in attendance: Joe Conley and Elizabeth Reyes

NOTICE OF PUBLICATION

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OPEN MEETINGS ACT

Staff Joe Conley 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.

A sign-in sheet is available at the entrance to the Council Chambers. We ask your assistance by signing in as this is a federal grant requirement. It is strictly voluntary to complete the sign-in sheet.

APPROVE MINUTES

No quorum, no formal action taken.

♦ *Sign minute book*

AGENDA ITEM: Public Hearing Final Plat Bloch Addition, a new one lot residential subdivision located near 1491 Lake Avenue, legally described as follows

THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 88 NORTH, RANGE 47 WEST OF THE 5TH P.M., DAKOTA COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE S01°26'19"E (ASSUMED BEARING), ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 174.71 FEET; THENCE S88°32'28"W, A DISTANCE OF 300.91 FEET; THENCE N01°27'16"W, A DISTANCE OF 361.71 FEET TO THE SOUTHWEST CORNER OF TRACT 4, FILED FOR RECORD ON MAY 16, 2024 BY LS #408 IN THE NEBRASKA SURVEY RECORD REPOSITORY; THENCE N88°32'28"E, ALONG THE SOUTH LINE OF SAID TRACT 4, A DISTANCE OF 301.05 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 4 AND THE EAST LINE OF THE SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE S01°25'31"E, ALONG SAID EAST LINE, A DISTANCE OF 187.03 FEET TO THE POINT OF BEGINNING. CONTAINING 2.50 ACRES, MORE OR LESS

Those Commission members present discussed the project, and the consensus was favorable to the request. No quorum. No formal action taken.

AGENDA ITEM: Public Hearing Final Plat Radiant Power Addition, a new 3 lot commercial subdivision located north of 370th 164th Street and near the South Sioux City electrical substation, legally described as follows

ALL THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 28 NORTH, RANGE 9 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DAKOTA COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTH WEST 1/4 OF SAID SECTION 4; THENCE NORTH 0°01'01" EAST ALONG THE WEST LINE OF SAID NORTHWEST 1/4 FOR 494.07 FEET; THENCE NORTH 89°42'58" EAST FOR 33.18 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF 164TH STREET; THENCE NORTHEASTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR 376.79 FEET ON A 560.15 FOOT RADIUS CURVE, CONCAVE SOUTHERLY, HAVING A LONG CHORD OF 369.73 FEET, BEARING NORTH 70°05'36" EAST; THENCE SOUTH 89°29'51" EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR 126.05 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°29'51" EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR 76.00 FEET; THENCE EASTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR 33.13 FEET ON A 540.00 FOOT RADIUS CURVE, CONCAVE SOUTHERLY, HAVING A LONG CHORD OF 33.12 FEET, BEARING SOUTH 87°45'17" EAST; THENCE SOUTH 85°21'12" EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR 138.85 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 03-04472 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR DAKOTA COUNTY, NEBRASKA; THENCE NORTH 59°13'42" EAST

ALONG THE NORTHWESTERLY LINE OF SAID TRACT OF LAND FOR 488.03 FEET TO THE NORTHEAST CORNER OF SAID TRACT AND THE WEST RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILWAY COMPANY; THENCE NORTH 0°03'09" EAST ALONG SAID WEST RIGHT OF WAY LINE FOR 56.88 FEET; THENCE SOUTH 59°16'57" WEST ALONG A LINE 5.00 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE CENTERLINE OF A GAS LINE FIELD LOCATED BY NORTHERN NATURAL GAS COMPANY FOR 308.05 FEET; THENCE NORTH 90°00'00" WEST FOR 400.83 FEET; THENCE SOUTH 0°30'09" WEST FOR 136.00 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED PARCEL CONTAINS 1.509 ACRES, MORE OR LESS.

AND

ALL THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 28 NORTH, RANGE 9 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DAKOTA COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTH WEST 1/4 OF SAID SECTION 4; THENCE NORTH 0°01'01" EAST ALONG THE WEST LINE OF SAID NORTHWEST 1/4 FOR 494.07 FEET; THENCE NORTH 89°42'58" EAST FOR 33.18 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF 164TH STREET; THENCE NORTHEASTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR 376.79 FEET ON A 560.15 FOOT RADIUS CURVE, CONCAVE SOUTHERLY, HAVING A LONG CHORD OF 369.73 FEET, BEARING NORTH 70°05'36" EAST; THENCE SOUTH 89°29'51" EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR 202.05 FEET; THENCE EASTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR 33.13 FEET ON A 540.00 FOOT RADIUS CURVE, CONCAVE SOUTHERLY, HAVING A LONG CHORD OF 33.12 FEET, BEARING SOUTH 87°45'17" EAST; THENCE SOUTH 85°21'12" EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR 138.85 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 03-04472 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR DAKOTA COUNTY, NEBRASKA AND THE POINT OF BEGINNING; THENCE NORTH 59°13'42" EAST ALONG THE NORTHWESTERLY LINE OF SAID TRACT OF LAND FOR 488.03 FEET TO THE NORTHEAST CORNER OF SAID TRACT AND THE WEST RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILWAY COMPANY; THENCE SOUTH 0°03'09" WEST ALONG SAID WEST LINE FOR 273.77 FEET TO SAID NORTHERLY RIGHT OF WAY LINE OF SAID 164TH STREET; THENCE NORTH 84°54'05" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR 121.45 FEET; THENCE SOUTH 89°53'15" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR 79.28 FEET; THENCE WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR 31.42 FEET ON A 460.00 FOOT RADIUS CURVE, CONCAVE NORTHERLY, HAVING A LONG CHORD OF 31.41 FEET, BEARING NORTH 88°09'29" WEST; THENCE NORTH 86°12'08" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR 187.83 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED PARCEL CONTAINS 1.314 ACRES, MORE OR LESS.

Those commission members present discussed the project request, and the consensus was favorable to the request. No quorum, no formal action taken.

AGENDA ITEM: Public Hearing 701 West 9th Street Conditional Use Permit, to expand existing residential use by converting a single-family dwelling into a duplex located in a C4 commercial zoning district.

Those commission members present discussed the project, and the consensus was favorable to the request. No quorum, no formal action taken.

ADJOURNMENT

There being no further business to come before the Commission Mike Wojcik and Robert Rapp seconded to adjourn the meeting at 4:15 o'clock P.M.

CHAIRMAN

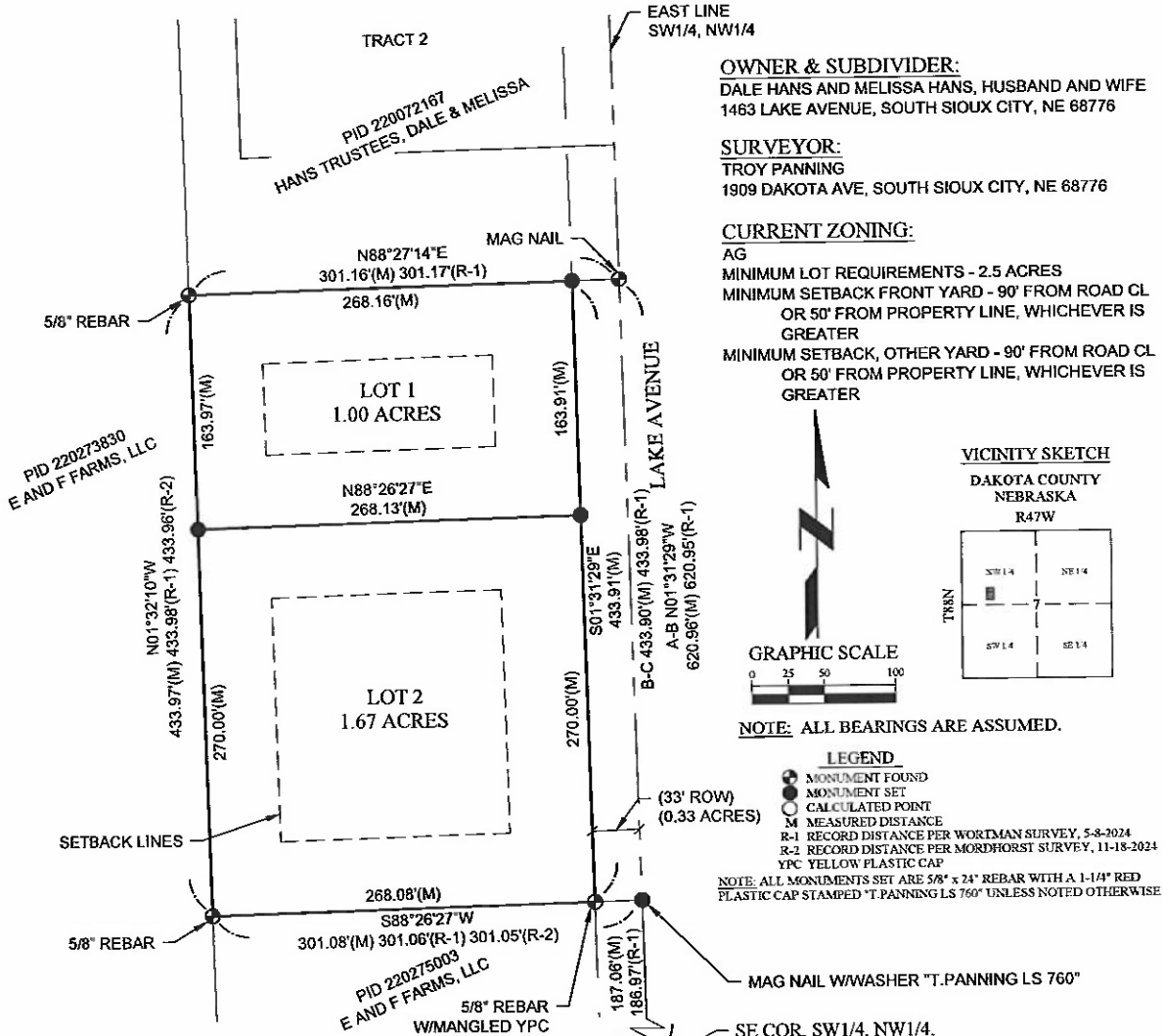
VICE CHAIRMAN

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

FINAL PLAT BLOM ADDITION

AN ADDITION TO THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER
OF SECTION 7, TOWNSHIP 88 NORTH, RANGE 47 WEST OF THE 5TH P.M.,
CITY OF SOUTH SIOUX CITY, DAKOTA COUNTY, NEBRASKA



LEGAL DESCRIPTION PER INSTRUMENT NO. 24-058064:

A TRACT OF LAND LOCATED IN THE SW1/4 NW1/4 OF SECTION 7, TOWNSHIP 88 NORTH, RANGE 47 WEST, IN DAKOTA COUNTY, NEBRASKA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF SW1/4 NW1/4 IN SAID SECTION 7; THENCE SOUTHERLY ON AN ASSUMED BEARING OF S03°52'26"E (WITH ALL SUBSEQUENT BEARINGS REFERENCED THEREFROM) FOR A DISTANCE OF 700.60 FEET TO THE SE CORNER OF TRACT 3 AND THE POINT OF BEGINNING; THENCE CONTINUING S03°52'26"W ALONG SAID LINE FOR A DISTANCE OF 433.98 FEET; THENCE S86°06'36"W FOR A DISTANCE OF 301.06 FEET; THENCE N03°53'20"W FOR A DISTANCE OF 433.98 FEET TO THE SW CORNER OF TRACT 3; THENCE N86°06'36"E ALONG THE SOUTH LINE OF TRACT 3 FOR A DISTANCE OF 301.17 FEET TO A POINT ON THE EASTERLY LINE OF THE SW1/4 NW1/4 AND THE POINT OF BEGINNING.

CORNER TIES:

- (A) SOUTHEAST CORNER SW1/4, NW1/4, SECTION 7-T88N-R47W OF THE 5TH P.M.,
FOUND A MAG NAIL 0.3' BELOW THE SURFACE OF AN ASPHALT ROAD
SW 30.57' TO A FOUND MAG NAIL IN THE NE FACE OF A POWER POLE (2' ABOVE GROUND)
NNW 232.96' TO A FOUND MAG NAIL IN THE SOUTH FACE OF A POWER POLE (1.0' ABOVE GROUND)
E 134.66' TO A SET MAG NAIL IN THE NW FACE OF A POWER POLE (1.0' ABOVE GROUND)
E 3.4' TO THE APPARENT CENTERLINE OF A NORTH-SOUTH ASPHALT ROAD (LAKE AVENUE)

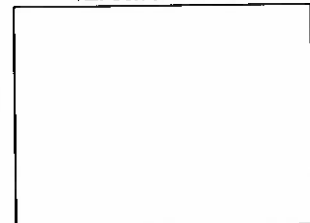
DATE	1/29/2025
SCALE	1" = 100'
DRAWN	TEP
JOB NO	250551
FIELD BOOK	SSC #2
FIELD WORK	TEP
SHEET	1 OF 2
FILE NO.	2025-003

jeo CONSULTING GROUP
800.723.8567
South Sioux City, NE 402.494.7019
www.jeo.com

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA; THAT THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE LAND SURVEYORS REGULATION ACT IN EFFECT AT THE TIME OF THIS SURVEY; THAT THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

REPOSITORY STAMP



FINAL PLAT
BLOM ADDITION

AN ADDITION TO THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER
OF SECTION 7, TOWNSHIP 88 NORTH, RANGE 47 WEST OF THE 5TH P.M.,
CITY OF SOUTH SIOUX CITY, DAKOTA COUNTY, NEBRASKA

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT DALE HANS AND MELISSA HANS, HUSBAND AND WIFE, AS THE OWNERS OF THE REAL ESTATE DESCRIBED IN THE ATTACHED LEGAL DESCRIPTION, HAVE IN PURSUANCE OF LAW, CAUSED THE SAME TO BE SURVEYED, STAKED AND PLATTED INTO LOTS, EASEMENTS AND STREETS, AS IS PARTICULARLY SHOWN, AND SET FORTH IN THE ATTACHED PLAT AND SAID CERTIFICATION OF TROY PANNING, A REGISTERED LAND SURVEYOR, WHO SURVEYED AND PLATTED THE SAME TO BE KNOWN AS BLOM ADDITION, AN ADDITION TO THE CITY OF SOUTH SIOUX CITY, DAKOTA COUNTY, NEBRASKA AND THAT THE SAME IS WITH THEIR FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AS OWNER THEREOF EXECUTED AT SOUTH SIOUX CITY, DAKOTA COUNTY, NEBRASKA ON THIS

DAY OF _____, 20____

DALE AND MELISSA HANS, OWNERS

ACKNOWLEDGEMENT:

STATE OF NEBRASKA)

)SS

COUNTY OF DAKOTA)

THIS INSTRUMENT WAS ACKNOWLEDGED BY
DALE AND MELISSA HANS

ON THIS _____ DAY OF _____, 20____
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE
STATE OF NEBRASKA.

NOTARY PUBLIC

OWNERS WAIVER:

DALE AND MELISSA HANS, OWNERS OF THE REAL ESTATE DESCRIBED IN THE ATTACHED LEGAL DESCRIPTIONS, HEREBY HOLD THE CITY OF SOUTH SIOUX CITY, NEBRASKA, HARMLESS FOR ANY DAMAGE OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF THE SURFACE OF ANY PORTION OF THE STREETS TO CONFORM TO THE GRADES AS ESTABLISHED

DALE AND MELISSA HANS, OWNERS

ACKNOWLEDGEMENT:

STATE OF NEBRASKA)

)SS

COUNTY OF DAKOTA)

THIS INSTRUMENT WAS ACKNOWLEDGED BY
DALE AND MELISSA HANS

ON THIS _____ DAY OF _____, 20____
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE
STATE OF NEBRASKA.

NOTARY PUBLIC

CERTIFICATION OF PLANNING COMMISSION (SOUTH SIOUX CITY):
I DO HEREBY CERTIFY THAT I AM THE CHAIRMAN OF THE PLANNING COMMISSION OF THE CITY OF SOUTH SIOUX CITY, DAKOTA COUNTY, NEBRASKA, AND I DO FURTHER CERTIFY THAT SAID PLANNING COMMISSION DID TAKE UNDER ADVISEMENT THE ATTACHED

PLAT AND THAT SAID PLANNING COMMISSION DID ON THE _____ DAY

OF _____, 20____, RECOMMEND TO THE CITY COUNCIL
OF THE CITY OF SOUTH SIOUX CITY, NEBRASKA THE ACCEPTANCE AND
APPROVAL OF THE PLAT OF SAID ADDITION.

PLANNING COMMISSION CHAIRMAN
SOUTH SIOUX CITY, NEBRASKA

DATE

DATE	1/29/2025
SCALE	
DRAWN	TEP
JOB NO	250551
FIELD BOOK	SSC #2
FIELD WORK	TEP
SHEET	2 OF 2
FILE NO.	2025-003



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South Sioux City, NE 402.494.7019
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SCHOOL ACCEPTANCE:

THIS PLAT, LYING ENTIRELY WITHIN DISTRICT
SSC 22-0011 IN THE COUNTY OF DAKOTA,
STATE OF NEBRASKA WAS SUBMITTED TO THE
BOARD OF EDUCATION OF SAID SCHOOL
DISTRICT.

DR. RONY ORTEGA
SUPERINTENDENT OF SCHOOLS
SOUTH SIOUX CITY, DAKOTA COUNTY,
NEBRASKA

DATE

ASSESSOR'S CERTIFICATION:

STATE ASSESSOR FOR DAKOTA COUNTY CERTIFICATION OF FILING,
FILED IN MY OFFICE AND ENTERED OF RECORD IN ACCORDANCE WITH
THE LOTS, COMPRISED IN THE SAID PLAT AND ADDITION TO SOUTH
SIOUX CITY, DAKOTA COUNTY, NEBRASKA, LISTED FOR TAXATION AS

PROVIDED BY LAW ON THIS _____ DAY OF _____, 20____.

CHRISTY ABTS, STATE ASSESSOR FOR DAKOTA COUNTY
DAKOTA COUNTY, NEBRASKA

CITY COUNCIL RESOLUTION:

RESOLUTION NO. _____

RESOLUTION ACCEPTING AND APPROVING THE FINAL PLAT OF BLOM
ADDITION, AN ADDITION TO THE CITY OF SOUTH SIOUX CITY, BEING
LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST
QUARTER OF SECTION 7, TOWNSHIP 88 NORTH, RANGE 47 WEST OF THE
5TH P.M., DAKOTA COUNTY, NEBRASKA.

WHEREAS, THE PLANNING COMMISSION OF SOUTH SIOUX CITY,
NEBRASKA, HAS RECOMMENDED THE ACCEPTANCE AND APPROVAL OF
SAID PLAT;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY
OF SOUTH SIOUX CITY, NEBRASKA THAT SAID PLAT OF BLOM ADDITION,
AN ADDITION TO THE CITY OF SOUTH SIOUX CITY, BEING LOCATED IN
PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF
SECTION 7, TOWNSHIP 88 NORTH, RANGE 47 WEST OF THE 5TH P.M.,
DAKOTA COUNTY, NEBRASKA, AS HERETO ATTACHED AND FORMING
PART OF THIS RESOLUTION, BE, AND THE SAME IS HEREBY ACCEPTED
AND APPROVED. THE MAYOR AND THE CITY CLERK ARE HEREBY
DIRECTED TO FURNISH TO THE DAKOTA COUNTY REGISTER OF DEEDS A
CERTIFIED COPY OF THIS RESOLUTION, AS REQUIRED BY LAW.

PASSED AND APPROVED THIS _____ DAY OF _____, 20____.

APPROVED: _____
ROD KOCH, CITY MAYOR

ATTEST: _____
NANCI WALSH, CITY CLERK

CERTIFICATION OF PLANNING COMMISSION (DAKOTA COUNTY):
I DO HEREBY CERTIFY THAT I AM THE CHAIRMAN OF THE PLANNING
COMMISSION OF THE CITY OF DAKOTA COUNTY, NEBRASKA, AND I DO
FURTHER CERTIFY THAT SAID PLANNING COMMISSION DID TAKE
UNDER ADVISEMENT THE ATTACHED PLAT AND THAT SAID

PLANNING COMMISSION DID ON THE _____ DAY OF
_____, 20____, DID REVIEW THE PLAT OF SAID ADDITION.

PLANNING COMMISSION CHAIR
DAKOTA COUNTY, NEBRASKA

DATE

REGISTER OF DEEDS CERTIFICATION:

THIS INSTRUMENT WAS FILED FOR RECORD ON
THIS _____ DAY OF _____

_____, 20____, AT
_____, O'CLOCK ____M.

IN BOOK

INDEXED AND DELIVERED TO THE COUNTY
ASSESSOR OF DAKOTA COUNTY, NEBRASKA.

CHERIE CONLEY,
REGISTER OF DEEDS,
DAKOTA COUNTY, NEBRASKA

