

# **PLANNING COMMISSION AGENDA**

## **Wednesday, May 14, 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, Tim Pickinpaugh, Jared Langel, Amber Munoz and Jeff Lantz)
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 April 23, 2025, Planning Commission meeting.
5. UNFINISHED BUSINESS
6. NEW BUSINESS
  - A. **Public Hearing Public Hearing 615 West 15<sup>th</sup> Street Conditional Use Residential in a Commercial Zoning District.** The property owner is requesting a conditional use permit to construct a single-family dwelling in a commercial C3 zoning district legally described as Lots 25 & 26 Block 5 Martins Addition. Please see the application and additional information provide in the March 26, 2025, agenda packet
  - B. **Public Hearing 204 West 22<sup>nd</sup> Street Conditional Use Residential in a Commercial Zoning District .** The property owner is requesting a conditional use permit to convert an existing single-family dwelling into a two-family dwelling commercial C3 zoning district legally described as Lots 4 and East ½ of Lot 5 Block 20 Moans Addition. Please see the application and additional information provide in the March 26, 2025, agenda packet
  - C.
  - D. **Public Hearing Rezoning 1100 Arbor Drive, Rezone from residential R2b to Mixed Use MU.** The property owner is requesting a rezoning of approximately 20 acres from residential R2b to Mixed Use MU. The project consists of 300 apartments, two business office buildings, garages, and community learning center on one entrepreneurial campus – all High-Tech custom built and operated in an energy efficient way through Smart City GTSG Global Advantage Technology and broadband tied to the satellites, and solar/wind collection backed up by a battery and charging stations for electric cars. The community center includes a training room, safe room, clubhouse and restrooms /showers for swimming pool users. The mixed-use buildings will be built with aging in place as a lifestyle with ADA compliance and as many energy-efficient materials as feasible and affordable. The buildings will be designed in a way that accommodates accessibility to services provided by small businesses operating on site. The Design-Build process will include the documentation of policies and procedures that can be used to build the other 11 projects in the VVSBC franchise in other cities. Please see the application and additional information provide in the March 26, 2025, agenda packet
  - E.

#### **Legal Description:**

A TRACT OF LAND LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE1/4 NW1/4) AND PART OF GOVERNMENT LOT 2 OF SECTION TWENTY-TWO (22), TOWNSHIP TWENTY-NINE (29) NORTH, RANGE NINE (9) EAST OF THE 6TH P.M., CITY OF SOUTH SIOUX CITY, DAKOTA COUNTY, NEBRASKA, AS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE1/4 NW1/4) OF SECTION 22, AND ASSUMING THE WEST LINE OF SAID SE1/4 NW1/4 TO HAVE A BEARING OF N 01° 52'32"W; THENCE N 01° 48'41"W, A DISTANCE OF 32.93 FEET TO A 3/4" REBAR W/PSC, SAID POINT BEING ON THE NORTH R.O.W. LINE OF 17TH STREET, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE N 01° 52'38"W, AND ON SAID WEST LINE, A DISTANCE OF 867.28 FEET TO A 5/8" REBAR, SAID POINT BEING THE NORTHEAST CORNER OF LOT 17, ARBOR ACRES 4TH FILING AND ALSO BEING ON THE SOUTHERLY R.O.W. LINE OF ARBOR DRIVE; THENCE N59°09'41"E, AND ON SAID SOUTHERLY R.O.W. LINE OF ARBOR DRIVE, A DISTANCE OF 72.04 FEET TO A 5/8" REBAR, SAID POINT BEING A POINT OF CURVATURE; THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION, AND ON SAID SOUTHERLY R.O.W. LINE OF ARBOR DRIVE, HAVING A

DELTA ANGLE OF  $33^{\circ}56'20''$ , HAVING A RADIUS OF 760.00 FEET, AND A CHORD BEARING  $N75^{\circ}53'41''E$ , A CHORD DISTANCE OF 443.63 FEET TO A  $3/4$ " REBAR W/PSC #623; THENCE  $S87^{\circ}23'48''E$  AND ON SAID SOUTH R.O.W. LINE OF ARBOR DRIVE, A DISTANCE OF 186.70 FEET TO A  $3/4$ " REBAR W/ PSC #623, SAID POINT BEING A POINT OF CURVATURE; THENCE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION, AND ON SAID SOUTHERLY R.O.W. LINE OF ARBOR DRIVE, HAVING A DELTA ANGLE OF  $19^{\circ}44'05''$ , HAVING A RADIUS OF 640.00 FEET, AND A CHORD BEARING  $N82^{\circ}53'01''E$ , A CHORD DISTANCE OF 219.35 FEET TO A  $3/4$ " REBAR W/PSC #623; THENCE  $S01^{\circ}52'30''E$ , A DISTANCE OF 1003.93 FEET TO A  $3/4$ " REBAR W/PSC #623, SAID POINT BEING ON THE NORTH R.O.W. LINE OF 17TH STREET; THENCE  $S88^{\circ}15'33''W$ , AND ON SAID NORTH R.O.W. LINE OF 17TH STREET, A DISTANCE OF 901.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 20.14 ACRES, MORE OR LESS.

D. Election of officers.

7. ADJOURNMENT

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

4/23/2025

A regular meeting of the Planning Commission of the City of South Sioux City, Nebraska was held at the City Hall Council Chambers on 4/23/2025.

**CALL TO ORDER**

Kent Zimmerman 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 checked="" type="checkbox"/>	<input type="checkbox"/>
Gary Ogden	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Jeff Lantz	<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

**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**

Kent Zimmerman 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.

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**APPROVE MINUTES**

Robert Rapp moved Gary Ogden seconded to approve the minutes of the April 9, 2025, Planning Commission meeting.

Corrections: None.

♦ *Sign minute book*

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**AGENDA ITEM: 6a. Public Hearing Resolution 2025-02 AMENDMENT TO THE GENERAL REDEVELOPMENT PLAN FOR THE NORTHEAST REDEVELOPMENT AREA (SECOND AMENDMENT TO THE HOVEY CONSTRUCTION REDEVELOPMENT PROJECT.**

At this time Kent Zimmerman opened the public hearing to comment. No one coming forward to speak on the issue public hearing was closed. Staff notified members of issues with the sewer lift station located in the area. Present at the meeting was City Clerk/Finance Director Nanci Walsh who notified members this was just brought to her attention earlier that the lift station that is having issues is the Arbor Lift Station, she stated she was unsure if it would take a rehab or need to be replaced. She believes it would take a replacement being that it was not designed for as many houses and housing units it is currently serving. Board member Ogden questioned who would cover the cost for the lift station being replaced; Nanci stated the city would have to cover the cost for the lift station and it is not just for one specific developer there is a whole area and then the city would wait for tiff money to repair it so rates won't have to be raised as much as it is being there are a lot of sewer projects going on is a challenge. They do want to get the pipeline built from north to south so the plant can be expanded and serve all the residents versus sending things to Sioux City which has been a big financial bite.

Nanci let commission members know bids for this will be opened Thursday, April 24, 2025, and that would give some idea of what the cost would be. And this is something Russle from the water/sewer department had brought to her attention that the pump is working all the time in this lift station and would rather not have it fail. Commission members questioned what the cost for a lift station would be; Nanci stated they are planning at around one million dollars for the cost.

Gary Ogden moved and Robert Rapp seconded to send a favorable recommendation to City Council for the approval of Resolution 2025-2 Amendment to the General Redevelopment Plan for the Northeast Redevelopment Area (Second amendment to the Hovey Construction Redevelopment Project. Voting yes: Rapp, Wojcik, Hohenstein, Ogden, Pickinpaugh, Munoz. Voting No. None.

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**AGENDA ITEM: 7. Announcements:**

Kent let board members know that Chairman Arlan Kuehn is planning to step down as chairman of the board would like to stay on as commission member or possibly an alternate. Recommends Robert Rapp for next chairman. An election of officers will be held at the next meeting. Kent also let members know of the next meeting will be on May 14, 2025, for public hearing for the veteran's project as well as two other conditional uses that were originally on March 23rd agenda that need action to be taken on.

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**ADJOURNMENT**

There being no further business to come before the Commission Robert Rapp and Mike Wojcik seconded to adjourn the meeting at 4:14 o'clock P.M.

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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.

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SECRETARY