

PLANNING COMMISSION AGENDA
Wednesday, May 28, 2025
4:00 P.M. So Sioux City Council Chambers

1. CALL MEETING TO ORDER
2. ROLL CALL (Arlan Kuehn alternate, Robert Rapp president, John Lounsbury, Mike Wojcik, Martin Hohenstein, Gary Ogden, Tim Pickinpaugh, Jared Langel secretary, 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 May 14, 2025, Planning Commission meeting.
5. UNFINISHED BUSINESS
Electric Vice President
6. NEW BUSINESS
 - A. **Public Hearing Conditional Use Permit Request to Expand RV Campground in Agriculture Transitional Zoning District (AGT) Located on Dixon Path Property ID 220146187.** The property owner, Utopia Beach, LLC, is requesting a conditional use permit to add 7 recreational vehicle camping pads near the Missouri River.
 - B. **Public Hearing Conditional Use Permit for a Residential 6 Unit Multi-Family Dwelling in a C4 Commercial Zoning District Located at 509 West 9th Street.** The property owner is requesting a conditional use permit to construct a new 6 unit multi-family dwelling building in a commercial zoning district.
7. ADJOURNMENT

CITY OF SOUTH SIOUX CITY, NEBRASKA
PLANNING COMMISSION MINUTES
5/14/2025

A regular meeting of the Planning Commission of the City of South Sioux City, Nebraska was held at the City Hall Council Chambers on 5/14/2025.

CALL TO ORDER

Kent Zimmerman called the meeting to order at 4:00 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 checked="" type="checkbox"/>	<input type="checkbox"/>
Jeff Lantz	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tim Pickinpaugh	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Jared Langel	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Amber Munoz	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Staff in attendance: Lance Hedquist, Oscar Gomez, Kent Zimmerman, Elizabeth Reyes, Itzel Maldonado and Joe Conley

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.

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

Robert Rapp moved Jeff Lantz seconded to approve the minutes of the April 23, 2025, Planning Commission meeting.

Corrections: None.

♦ *Sign minute book*

AGENDA ITEM: 6a. Public Hearing Public Hearing 615 West 15th 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.

At this time Kent Zimmerman opened the public hearing to comment. No one coming forward to speak on the issue the public hearing was closed. Staff stated that a neighboring property owner requested information only and is not in opposition to the request.

Robert Rapp moved and Jared Langel seconded to send a favorable recommendation to the city council for the 615 West 15th Street Conditional Use Permit Request to allow a residential use in a commercial zoning district. Motion carried with Rapp, Wojcik, Ogden, Pickinpaugh, Langel, Lantz. Voting No: None.

AGENDA ITEM: 6b. Public Hearing 204 West 22nd 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 located in a commercial C3 zoning district, legally described as Lots 4 and East ½ of Lot 5 Block 20 Moans Addition.

At this time Kent Zimmerman opened the public hearing to comment. No one came forward to speak on the issue, the public hearing was closed. Rapp asked staff if they saw any issues with this request. Staff stated the neighborhood is residential in character and did not see any issues with the request.

Gary Ogden and Jeff Lantz seconded to send a favorable recommendation to city council for 204 West 22nd Street Conditional Use residential in a Commercial Zoning District. Motion Carried with Rapp, Wojcik, Ogden, Pickinpaugh Langel, and Lantz. Voting No: None.

AGENDA ITEM: 6c. 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.

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°56'20", HAVING A RADIUS OF 760.00 FEET, AND A CHORD BEARING N75°53'41"E, A CHORD DISTANCE OF 443.63 FEET TO A 3/4" REBAR W/PSC #623; THENCE S87°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°44'05", HAVING A RADIUS OF 640.00 FEET, AND A CHORD BEARING N82°53'01"E, A CHORD DISTANCE OF 219.35 FEET TO A 3/4" REBAR W/PSC #623; THENCE S01°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°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.

At this time Kent Zimmerman opened the hearing to public comment; present at the meeting were 3 residents from Arbor Drive who wanted to learn more about the project and how the project might impact the neighborhood, the project timeline, street extensions and site access.

Rapp asked if there was any update regarding the single-family homes, Economic Development Director Oscar Gomez was present to discuss the Agreement and questions regarding TIF funds. The commission went on to discuss specifics of the funding and details of the single-family house requirement if TIF funds are utilized. Rapp raised concerns about the impact on schools with the additional housing proposed. There being no further comments from the public and the public hearing was closed.

Jared Langel moved and Tim Pickinpaugh seconded to send a favorable recommendation to the city council on the request to rezone 1100 Arbor Drive, from residential R2B to Mixed Use MU. Motion moves onto the city council with no recommendation as Langel, Pickinpaugh and Jeff Lantz voting yes and Rapp, Wojcik, and Ogden voting no.

AGENDA ITEM: 6d. Election of officers:

Staff notified the commission of Arlan Kuehn's request to step down as president of the commission and become the alternate member and recommended Robert Rapp to fill the role as president.

Jared Langel moved and Robert Rapp seconded to accept Arlan Kueh's resignation from president of Planning Commission and become the alternate member. Motion carried with Rapp, Wojcik, Ogden, Pickinpaugh, Langel and Lantz in favor. Voting no: None.

Jared Langel moved and Gary Ogden seconded to elect Robert Rapp as President of the Planning Commission. Motion carried with Wojcik, Ogden, Pickinpaugh, Langel and Lantz voting in favor. Voting no: None. Abstaining: Rapp.

Robert Rapp moved and Jeff Lantz seconded to elect Jared Langel as Secretary of the Planning Commission. Motion carried with Rapp, Wojcik, Ogden, Pickinpaugh and Lantz voting in favor. Voting no: None. Abstaining: Langel.

ADJOURNMENT

There being no further business to come before the Commission Robert Rapp moved and Jeff Lantz seconded to adjourn the meeting at 4:49 o'clock P.M. with all voting in favor.

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

CONDITIONAL USE PERMIT APPLICATION Fee: \$100.00

Brief description:

We want to add seven (7) new campsites on our property. They will be for extended rentals only. We will not be renting by the day, week or month. The renters will need to commit to rent for the full season or longer. The majority of our campers rent for an entire year. Some have been there for several years. We will not be building any permanent structures nor will the tenants be allowed to build any per our rental agreement which is attached. Kevin O'Dell has given you the site plan showing the location of the campsites. He's also provided the information regarding the electrical equipment that will be put in place.

Applicant

Name: Utopia Beach, LLC _____ Phone: _____

Address: 2528 S Olive St _____ Mobile: 712-251-2503 _____

City, State Zip: Sioux City, IA 51106 _____ Fax: _____

Owner (if other than applicant)

Name: Deanne Gibson, Randy & DeNise Bailey _____ Phone: _____

Address: 2528 S Olive St _____ Mobile: 712-251-2503 _____

City, State Zip: Sioux City, IA 51106 _____ Fax: _____

Location

Address: Dixon Path Property ID #: 220146187 City, State, Zip: _____

South Sioux City, NE 68776 Zoning: AGT

Legal Description: Lot(s): _____ Block: _____ Subdivision: _____

Unplatted Legal Description: Lots 5&6 Sec 20 Twp 29N Rge 9E Dakota County, NE _____

Meeting Schedule

Planning Commission

Public Works

City Council

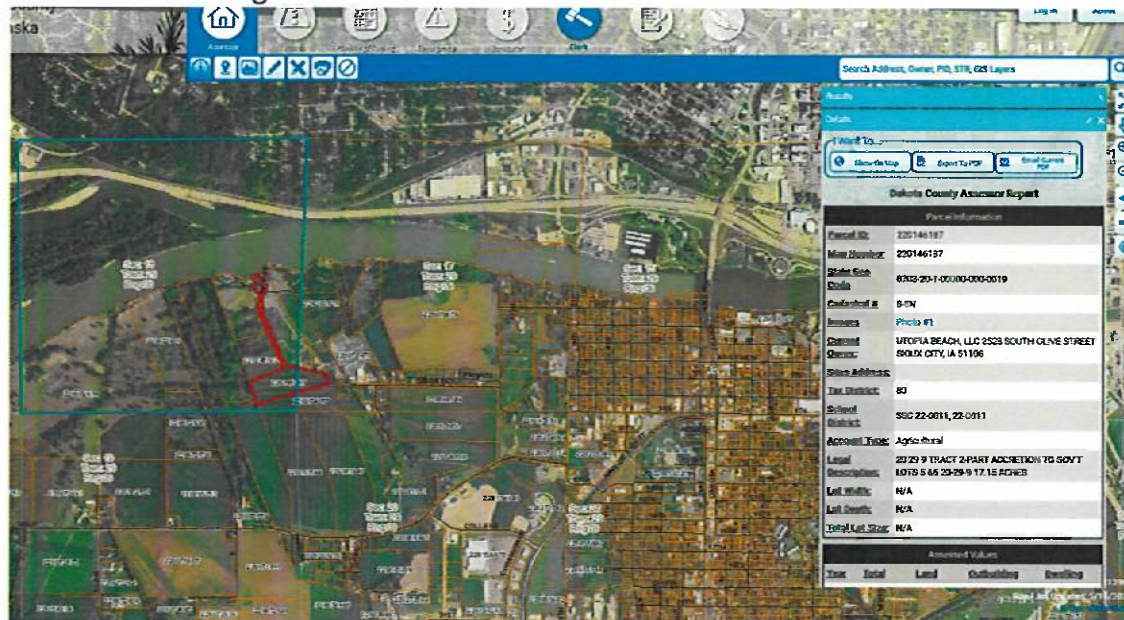
5/28/25 @ 4 PM

6/2/25 @ 5 PM

6/9/25 @ 5 PM

May 16, 2025 Dixon Path Vicinity Map

Utopia Beach LLC Conditional Use Request for 7 camping pads in an Agricultural Transitional Zoning District.



5/9/25

UTopia Beach LLC



CONDITIONAL USE PERMIT APPLICATION

Fee: \$100.00

DATE: 03/21/2025

Brief description: 6 REMODELS BUILDING

Applicant

Name: Jorge Rangel

Phone: 214-614-1020

Address: 3703 C St

Mobile: _____

City, State Zip: South Sioux City NE 68776

Fax: _____

Owner (if other than applicant)

Name: LORENZO de LEON

Phone: (712) 898 2699

Address: 2211 VANDOTA AV

Mobile: _____

City, State Zip: S. SIOUX CITY NE 68776

Fax: _____

Location

Address: 509 W 4th Street

Property ID #: _____

City, State, Zip: South Sioux City, NE 68776

Zoning: _____

Legal Description: Lot(s): South 5th lot 4 + lots 5th

Block: 115

Subdivision: Livingston Addition

Unplatted Legal Description: _____

Meeting Schedule

Planning Commission

5/28/25 @ 4 PM

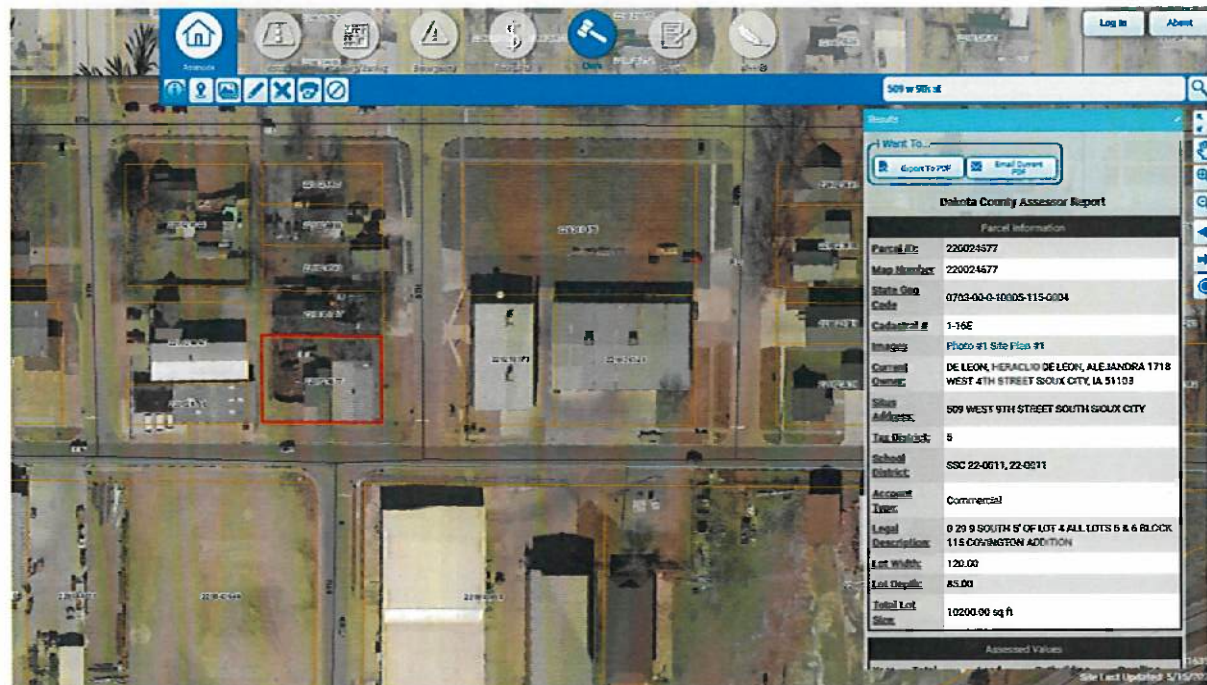
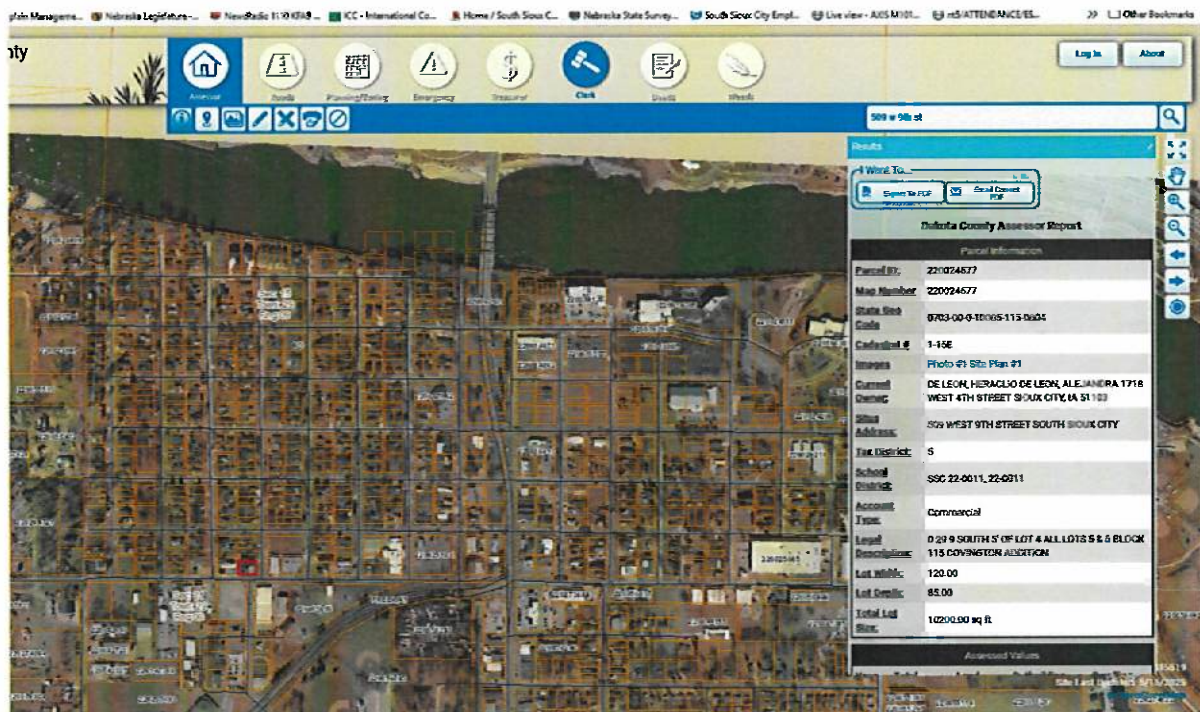
Public Works

6/2/25 @ 5:00 PM

Council

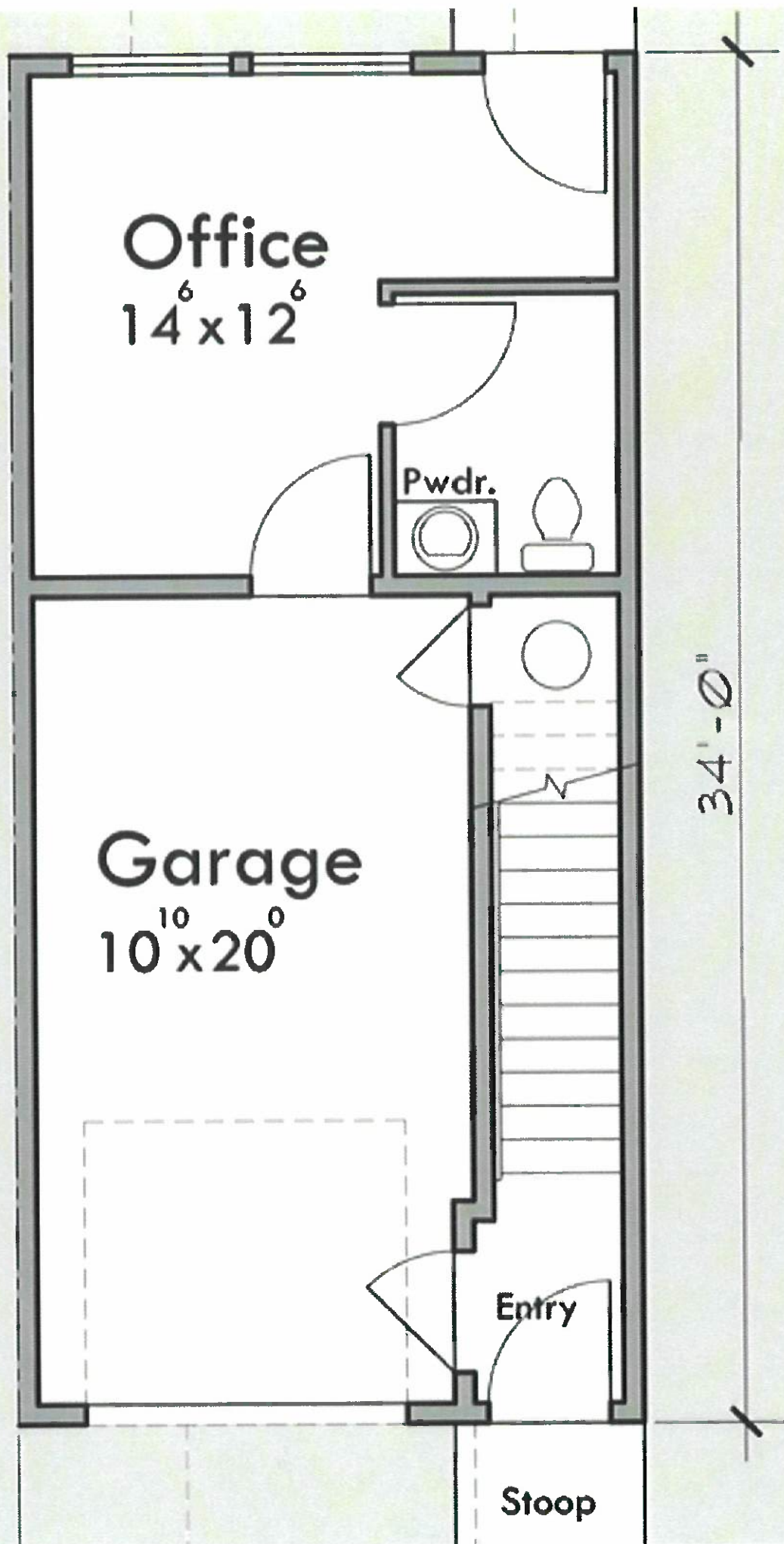
6/9/25 @ 5:00 PM

May 16, 2025 509 West 9th Street Vicinity Map
Conditional Use Permit Request to construct a 6 unit multi-family dwelling in a C4 zoning district.

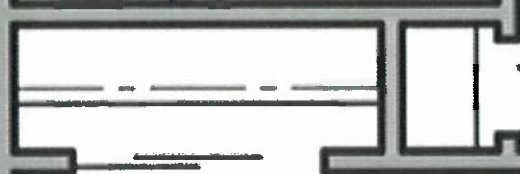
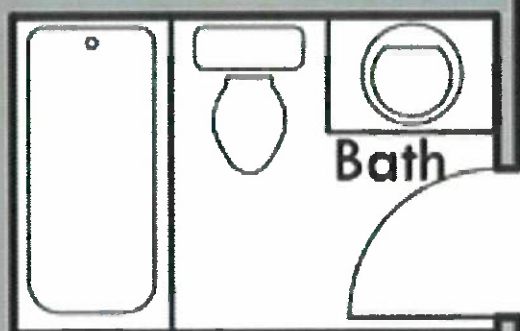
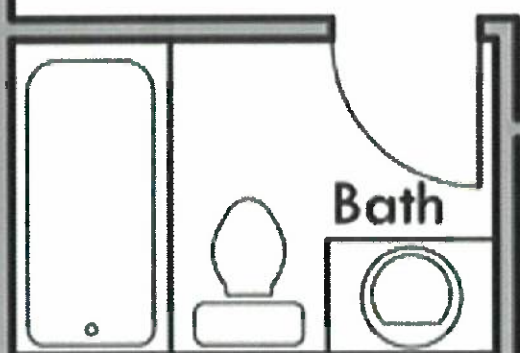




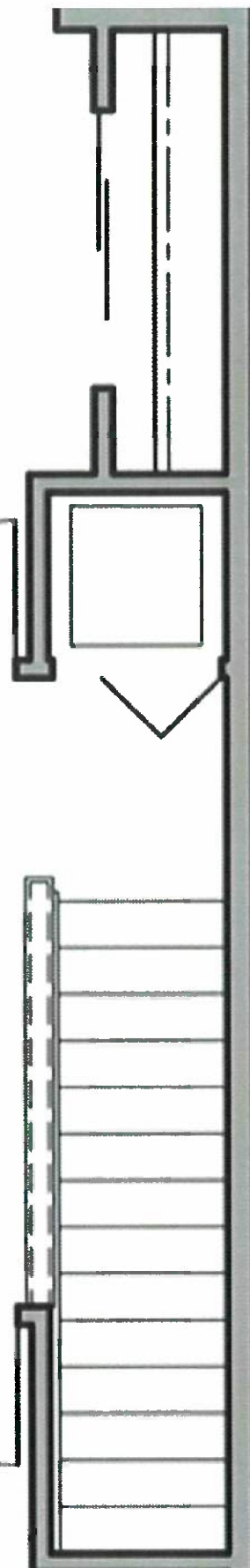




Bedroom
 $12^2 \times 11^9$



Bedroom
 $11^0 \times 11^9$



Living
14⁶ x 15⁰

Kitchen
8⁰ x 11⁰

Dining
11⁰ x 9⁶

