

CITY OF SOUTH SIOUX CITY
Planning Commission - Planning and Zoning
July 9, 2025 at 4:00 PM
Council Chambers

1.ROLL CALL:

Arlan Kuehn alternate, Robert Rapp president, John Lounsbury, Mike Wojcik, Martin Hohenstein vice president, Gary Ogden, Tim Pickinpaugh, Jared Langel secretary, Amber Munoz and Jeff Lantz

2.OPEN MEETINGS 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.

3.MINUTES:

Approve the minutes of May 28, 2025, Planning Commission meeting.

[PLANNING & ZONING MINUTES 05.28.202.docx](#)

4.NEW BUSINESS:

- a . Public Hearing Conditional Use Permit for a residential 12-bedroom rooming house in a commercial zoning district located at 113 E 20th Street aka 1920 and 1922 Dakota Avenue.
- b. Public Hearing Conditional Use Permit for a residential 4-bedroom rooming house in a commercial zoning district located at 1823 Dakota Avenue.
- c. Public Hearing Conditional Use Permit Request for a tire recycling operation in an M2 zoning district located in the 2400 Block of G Street.
- d. Public Hearing Street Vacation of Dakota Avenue right-of-way lying between East 4th Street and Riverview Drive.
- e. Public Hearing Dee Dee Lane Addition Final Plat. This subdivision consists of a 1 lot commercial subdivision located on Dee Dee Lane north of West 29th Street legally described as follows.

LEGAL DESCRIPTION

**ALL THAT PART OF GOVERNMENT LOT 5 OF SECTION 6, TOWNSHIP 88 NORTH,
RANGE 47 WEST OF THE FIFTH PRINCIPAL MERIDIAN, DAKOTA COUNTY,
NEBRASKA, DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE NORTHWEST CORNER OF GOVERNMENT LOT 4 OF SAID
SECTION 6; THENCE SOUTH 1°03'02" EAST ALONG THE WEST LINE OF GOVERNMENT**

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LOT 4 AND THE WEST LINE OF SAID GOVERNMENT LOT 5 FOR 1700.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 1°03'02" EAST ALONG SAID WEST LINE FOR 155.57 FEET; THENCE NORTH 87°54'09" EAST FOR 643.28 FEET; THENCE NORTH 7°27'28" WEST FOR 156.23 FEET; THENCE SOUTH 87°54'09" WEST FOR 625.85 FEET TO THE POINT OF BEGINNING.
SAID DESCRIBED PARCEL CONTAINS 2.266 ACRES, MORE OR LESS

5.ADJOURNMENT: