

PLANNING COMMISSION AGENDA
Wednesday, September 10, 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 vice president, 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 July 9, 2025, Planning Commission meeting.
5. UNFINISHED BUSINESS
6. NEW BUSINESS

A. **Public Hearing Alley Vacation Block 118, Covington Addition legally described as the east west alley between Lot 3 and the North ½ Lot 4, Block 118, Covington Addition.**
7. ADJOURNMENT

CITY OF SOUTH SIOUX CITY, NEBRASKA
PLANNING COMMISSION MINUTES
7/9/2025

A regular meeting of the Planning Commission of the City of South Sioux City, Nebraska was held at the City Hall Council Chambers on 7/9/2025.

CALL TO ORDER

Chairman Arlan Kuehn called the meeting to order at 4:02 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 type="checkbox"/>	<input checked="" type="checkbox"/>
Martin Hohenstein	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gary Ogden	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Jeff Lantz	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tim Pickinpaugh	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Jared Langel	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Amber Munoz	<input checked="" type="checkbox"/>	<input type="checkbox"/> Arrived at 4:10 p.m.

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

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 Jeff Lantz seconded to approve the minutes of the May 28, 2025, Planning Commission meeting.

Corrections: None.

♦ *Sign minute book*

AGENDA ITEM: 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.

At this time President Robert Rapp opened the public hearing to comment for those who would like to discuss the project and for those who are against or in favor of this request; present at the meeting was Jorge Rangel the General Contractor for this project and Francisco Suarez who explained what this would consist of, and the layout of the project would look like. Staff also discussed what requirements would need to be met if this request is approved.

Gary Ogden moved and Martin Hohenstein seconded to send an unfavorable recommendation to city council for the 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.

Rapp, Hohenstein, Ogden, Langel, Munoz and Lantz voting yes. Voting no: None.

AGENDA ITEM: Public Hearing Conditional Use Permit for a residential 4-bedroom rooming house in a commercial zoning district located at 1823 Dakota Avenue.

At this time President Robert Rapp opened the public hearing to comment for those who would like to discuss the project and for those who are against or in favor of this request; Present at the meeting was Francisco Suarez and Jorge Rangel the General Contractor for this project. Clarified, the request is not for a 4-bedroom rooming house but two 2-bedroom apartments on the second floor that were previously there and are being remodeled and discussed the layout for parking.

Jeff Lantz and Martin Hohenstein seconded to send a favorable recommendation to city council for the conditional use permit for a residential two 2-bedroom apartment in a commercial zoning district located at 1823 Dakota Avenue. Staff stated that they did not have any strong concerns for this request compared to the request of 1823 Dakota avenue location.

Rapp, Hohenstein, Langel, Munoz and Lantz voting yes. Voting no: None.

AGENDA ITEM: Public Hearing Conditional Use Permit Request for a tire recycling operation in an M2 zoning district located in the 2400 Block of G Street.

At this time President Robert Rapp opened the public hearing to comment for those who would like to discuss the project and for those who are against or in favor of this request. Present at meeting was City Administrator Lance Hedquist who discussed concerns regarding the appearance of the area, visibility in the area, issues on noise as well as time of operations.

Gary Ogden moved and Martin Hohenstein seconded to send an unfavorable recommendation to city council to deny the request for a tire recycling operation in an M2 zoning district located in the 2400 Block of G Street.

Rapp, Hohenstein, Langel, Munoz, and Lantz voting yes. Voting no: None.

AGENDA ITEM: Public Hearing Street Vacation of Dakota Avenue right-of-way lying between East 4th Street and Riverview Drive.

At this time President Robert Rapp opened the public hearing to comment for those who would like to discuss the project and for those who are against or in favor of this request. Present at the meeting was City Administrator Lance Hedquist to provide information on the closure and if it is agreed by city council the entire right of way or at least the street itself would be given to one property owner and not split.

Hohenstein questioned if it was closed it would be removed completely, Lance stated it would depend on future plans for the property and the second other owner indicated that he wants to clean up the area.

Martin Hohenstein moved and Jared Langel seconded to send a favorable recommendation to city council on the street vacation of Dakota Avenue right-of-way lying between East 4th Street and Riverview Drive.

Rapp, Hohenstein, Langel, Munoz and Lantz voting yes. Voting no: None.

AGENDA ITEM: 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 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

At this time President Robert Rapp opened the public hearing to comment. No one came forward to speak on the issue public hearing was closed. Staff stated the only comment made was by the gas company who stated if gas service was needed it would be at their cost to extend gas. Hohenstein questioned what the plan for the property, staff said it the plan was to park trucks on it, and that it meets all the subdivision requirements.

Martin Hohenstein moved and Jeff Lantz seconded to send a favorable recommendation to city council on the Dee Dee Lane Addition Final Plat. Subdivision consists of a 1 lot commercial subdivision located on Dee Dee Lane north of West 29th Street.

Rapp, Hohenstein, Langel, Munoz and Lantz voting yes. Voting no: None.

ADJOURNMENT

There being no further business to come before the Commission Jeff Lantz and Jared Langel seconded to adjourn the meeting at 4:32 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

PETITION FOR ALLEY VACATION

Paid # 440, 8-12-25
chk# 2002

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: 16 FT. X 120 FT Alley between Lot #3 & the North 1/2 of Lot #4, Block #118, Covington Addition

Reason for Alley Vacation: UNUSED Alley - EAST-WEST Alley

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 _____ in the amount of \$ _____.

Property Owner: DONALD R. ANDERSON Phone: 402-494-1887

Address: PO Box 234, N. Sioux City, SD. 57049

Signature: [Signature]

Property Owner: _____ Phone: _____

Address: _____

Signature: _____

Property Owner: _____ Phone: _____

Address: _____

Signature: _____

PLANNING COMMISSION RECOMMENDATION

Public Hearing Date: 9/10/25

Time: _____

Commission Recommendation ☐ Approve

☐ Deny

☐ No Recommendation

PUBLIC WORKS RECOMMENDATION

Public Hearing Date: 9/15/25

Time: _____

Commission Recommendation ☐ Approve

☐ Deny

☐ No Recommendation

CITY COUNCIL ACTION

1st Reading Date: 9/22/25

Action: ☐ Approve ☐ Deny ☐ Suspend

2nd Reading Date: 10/13/25

Action: ☐ Approve ☐ Deny ☐ Suspend

3rd Reading Date: 10/27/25

Action: ☐ Approve ☐ Deny

Ordinance # _____

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

1.549

