

PLANNING COMMISSION AGENDA
Wednesday, November 12, 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 September 10, 2025, Planning Commission meeting.
5. UNFINISHED BUSINESS
6. NEW BUSINESS

- A. **Public Hearing Conditional Use Permit 1017 West 3rd Street to allow a residential use in a commercial C3 zoning district.** Property owner Billy Rogers is requesting a conditional use permit to construct a single-family dwelling in a commercial C3 zoning district. Legally described as the East 85' of Lots 1 through 10 inclusive and vacated North-South alley and accretion thereto Block 37 Covington Addition, South Sioux Cit, Dakota County, Nebraska.
- B. **Public Hearing Conditional Use Permit 219 East 12th Street to allow a residential use in a commercial C3 zoning district.** Property owner Lorenzo De Leon is requesting a conditional use permit to allow converting a detached garage into a single-family dwelling in a commercial C3 zoning district. Legally described as the West 2.5' Lot 26 and all Lot 27, Block 47 Joy Place Addition, South Sioux City, Dakota County, Nebraska.
- C. **Public Hearing Rezoning 615 Old Highway 20 West (aka former Martin Field Airport) from C4 to M1 legally describe as.**

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.

D. Public Hearing Conditional Use 615 Old Highway 20 West (aka former Martin Field Airport) to allow tire recycling in an M1 zoning district legally described as.

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.

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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.

7. **ADJOURNMENT**

CITY OF SOUTH SIOUX CITY, NEBRASKA
PLANNING COMMISSION MINUTES
9/10/2025

A regular meeting of the Planning Commission of the City of South Sioux City, Nebraska was held at the City Hall Council Chambers on 9/10/2025.

CALL TO ORDER

Joe Conley 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 type="checkbox"/>	<input checked="" 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"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>

Staff in attendance: Joe Conley and 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

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

Jared Langel moved Jeff Lantz seconded to approve the minutes of the July 9, 2025, Planning Commission meeting.

Corrections: None.

♦ *Sign minute book*

AGENDA ITEM: 6A. 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.

At this time Joe Conley opened the public hearing to comment. No one came forward to speak on the issue and the public hearing was closed. Notice was provided to the utilities and there are no utilities in this alley.

Amber Munoz moved and Mike Wojcik seconded to send a favorable recommendation to city council on the approval of 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.

ADJOURNMENT

There being no further business to come before the Commission Jared Langel and Tim Pickinpaugh seconded to adjourn the meeting at 4:07 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

CONDITIONAL USE PERMIT APPLICATION

Fee: \$100.00

DATE: 10-2-2025

Paid 10-2-25
R01260732
12:2

Brief description: To Build a Single family
Dwelling on property

Applicant

Name: Billy Rogers

Phone: _____

Address: PO Box 43

Mobile: 402-241-7263

City, State Zip: So Sioux City NE 68776 Fax: _____

Owner (if other than applicant)

Name: Same

Phone: _____

Address: _____

Mobile: _____

City, State Zip: _____

Fax: _____

Location

Address: 1017 W. 3rd ST

Property ID #: 220166870

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

Zoning: C-3

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

Unplatted Legal Description: _____

Legal Description:	0 29 9 EAST 85' OF LOTS 1 THRU 10 INCLUSIVE & VACATED NORTH-SOUTH ALLEY & ACCRETION THERETO BLOCK 37 COVINGTON FIRST ADDTION
Lot Width:	1.00
Lot Depth:	40264.00
Total Lot Size:	40264.00 sq ft

PdZ 11/12/25
public works 11/17/25
City Council 11/24/25

November 12, 2025

Billy Rogers Conditional Use Residential in Commercial

1017 West 3rd Street

County
aska

220146870

Results

Want To...

Export To KML Export To PDF Show All Results

Filter Results By

☒ Parcels

☒ Sections

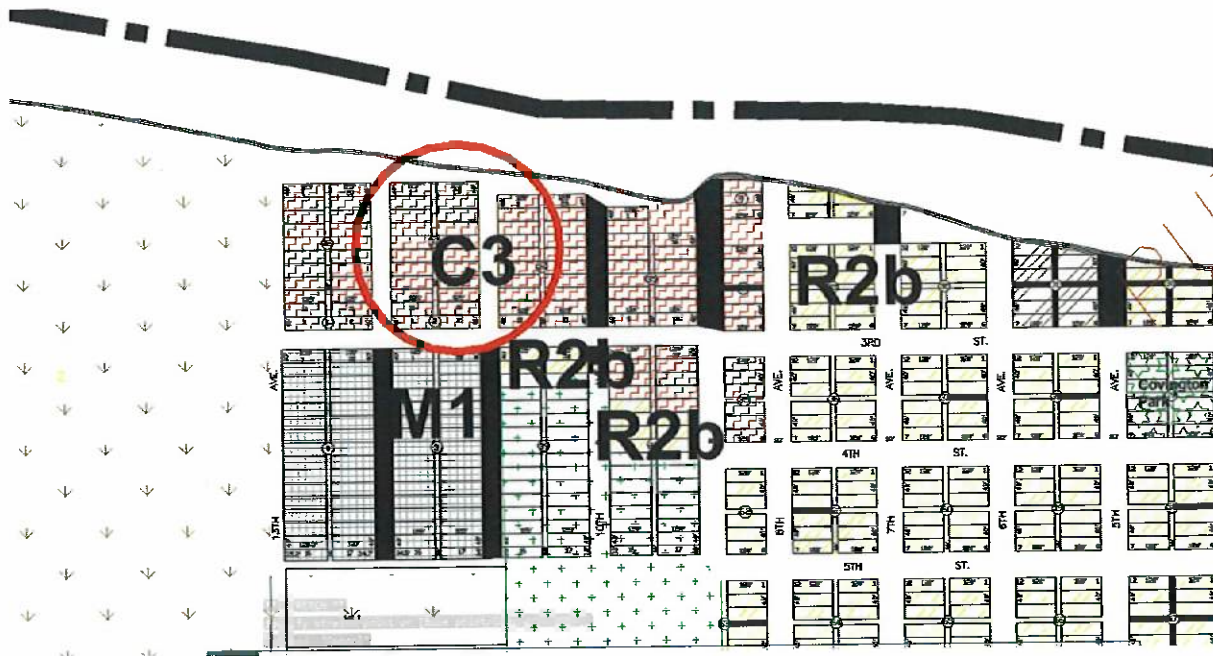
Parcels (1) A

A	PTD	Owner/Name	Property Address	Characterization	Legal
23	09	ROGERS, BILLY	1017 WEST 3RD STREET SOUTH SPOKANE CITY	PG BOX 40 HOMERUE 86200	0-29-4-1 BY OF L 1 TRACTS INCLUS UNCLAS NORTH SOUTH ALLEY 1 ACRES 7.4386 BLOCK COVILE FRONT ADOTIC

Sections (1) A

A	T	R	SEC	PERMETER	X_COORD	Y_COORD	C2
23	09	17	21194.22933	712692.84179	470253.2391	1144	

Excerpt zoning map



CONDITIONAL USE PERMIT APPLICATION

Fee: \$100.00

DATE: 10/24/25

Brief description: CONDITIONAL use permit to allow a
single family Residential in a C3 commercial
zoning District by converting a detached garage
into a Residential Dwelling unit

Applicant

Name: Lorenzo de Leon

Phone: (712) 8982699

Address: 221 DAKOTA AV. S.S

Mobile: _____

City, State Zip: 68776

Fax: _____

Owner (if other than applicant)

Name: _____

Phone: _____

Address: _____

Mobile: _____

City, State Zip: _____

Fax: _____

Location

Address: 219 E 12th ST

Property ID #: 220038015

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

Zoning: C3

Legal Description: Lot(s): W 2.5' lot 26
& All lot 27

Block: 47

Subdivision: Jay Place Add.

Unplatted Legal Description: _____

P+Z 11/12/25 @ 4:00 pm

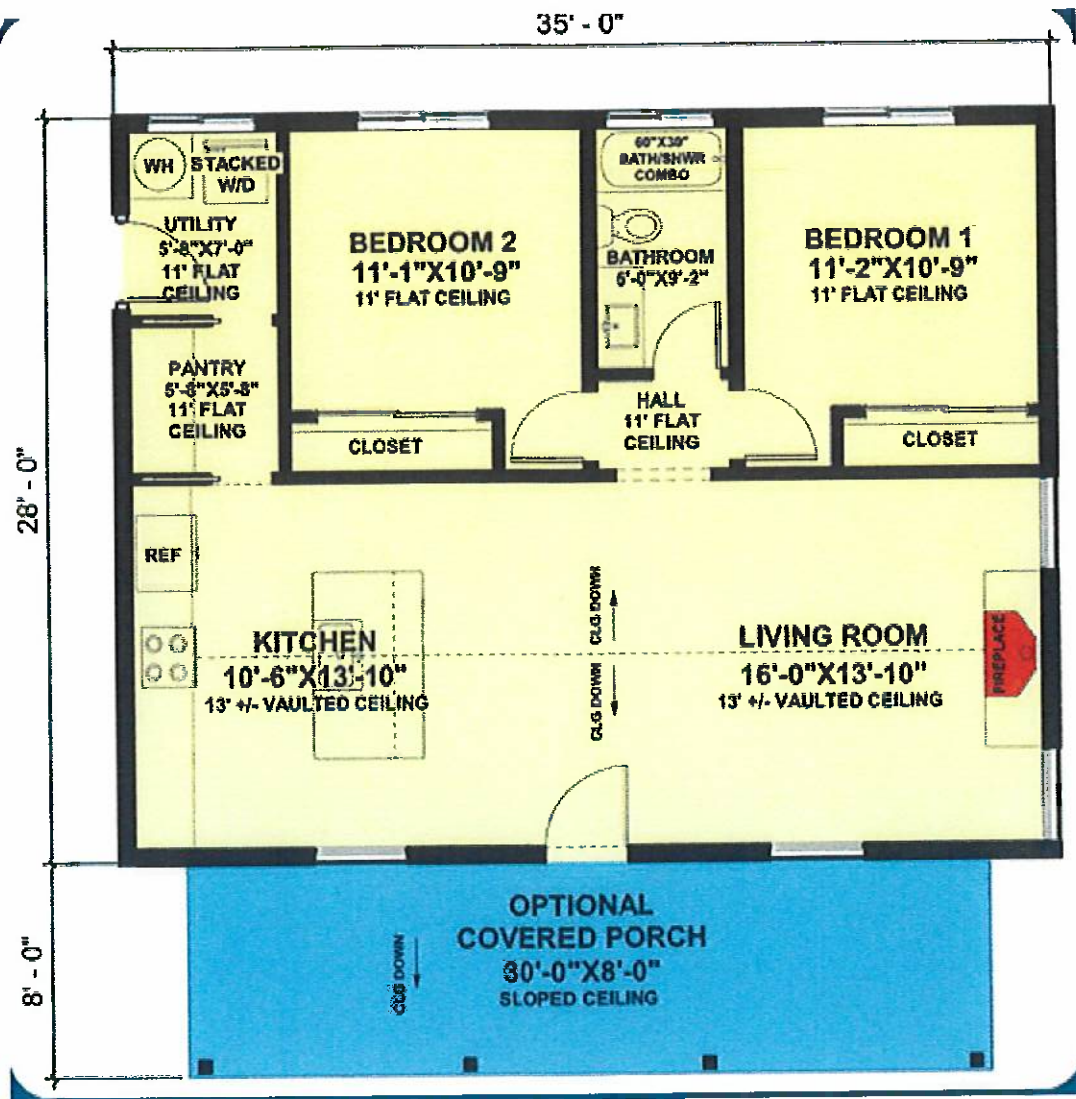
Public works 11/17/25 @ 5:00 pm

City Council 11/24/25 @ 5:00 pm

219 E 12th Street

Owner: Lorenzo De Leon

Request to convert detached garage into a single family dwelling unit



219 E 12th Street

Owner: Lorenzo De Leon

Request to convert detached garage into a single family dwelling unit



219 E 12th Street

Owner: Lorenzo De Leon

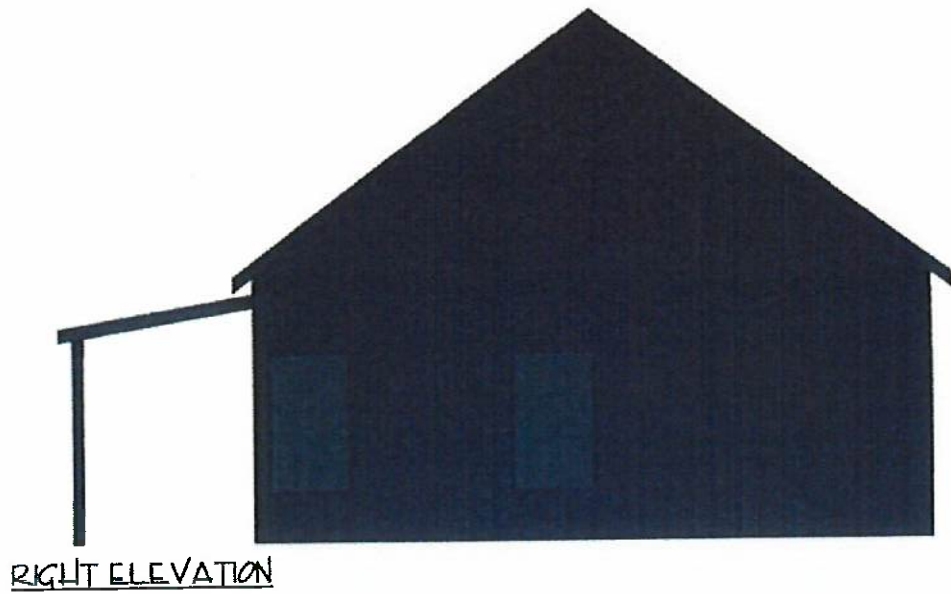
Request to convert detached garage into a single family dwelling unit



219 E 12th Street

Owner: Lorenzo De Leon

Request to convert detached garage into a single family dwelling unit



#225

PETITION FOR A CHANGE OF ZONING

We, the undersigned, being the owners of record of said real estate, hereby respectfully petition the Mayor and City Council to rezone the following property from the present zoning classification of

C4 to M1.

Legal Description: Parcel 10220198160, 220070229 & 220069530

Reason for Zoning Change: Tire Recycling Facility

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 rezoning procedures and a copy of 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: Brecht Properties LLC
Chance Brecht Phone: _____

Address: 1558 Gateway Drive

Signature: [Signature]

Property Owner: _____ Phone: _____

Address: _____

Signature: _____

PLANNING COMMISSION RECOMMENDATION

Public Hearing Date: 11/12/25 @ 4:00 PM

Commission Recommendation ☐ Approve ☐ Deny

PUBLIC WORKS

Meeting Date: 11/17/25 @ 5:00 PM

Recommendation ☐ Approve ☐ Deny ☐ No Recommendation

CITY COUNCIL ACTION

1st Reading Date: 11/24/25 @ 5:00 PM Action: ☐ Approve ☐ Deny ☐ Suspend

2nd Reading Date: 12/8/25 @ 5:00 PM Action: ☐ Approve ☐ Deny ☐ Suspend

3rd Reading Date: 12/22/25 @ 5:00 PM Action: ☐ Approve ☐ Deny

Ordinance # _____

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

CONDITIONAL USE PERMIT APPLICATION

Fee: \$100.00

DATE: 11/12/25

Brief description: conditional use permit
to allow a tire recycling operation
in a M1 zoning District

Applicant

Signature [Signature]
Name: Chance Bracht

Phone: _____

Address: 1550 Gateway Drive

Mobile: _____

City, State Zip: South Sioux City, NE 68702

Fax: _____

Owner (if other than applicant)

Name: same

Phone: _____

Address: _____

Mobile: _____

City, State Zip: _____

Fax: _____

Location

Address: _____

Property ID #: _____

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

Zoning: _____

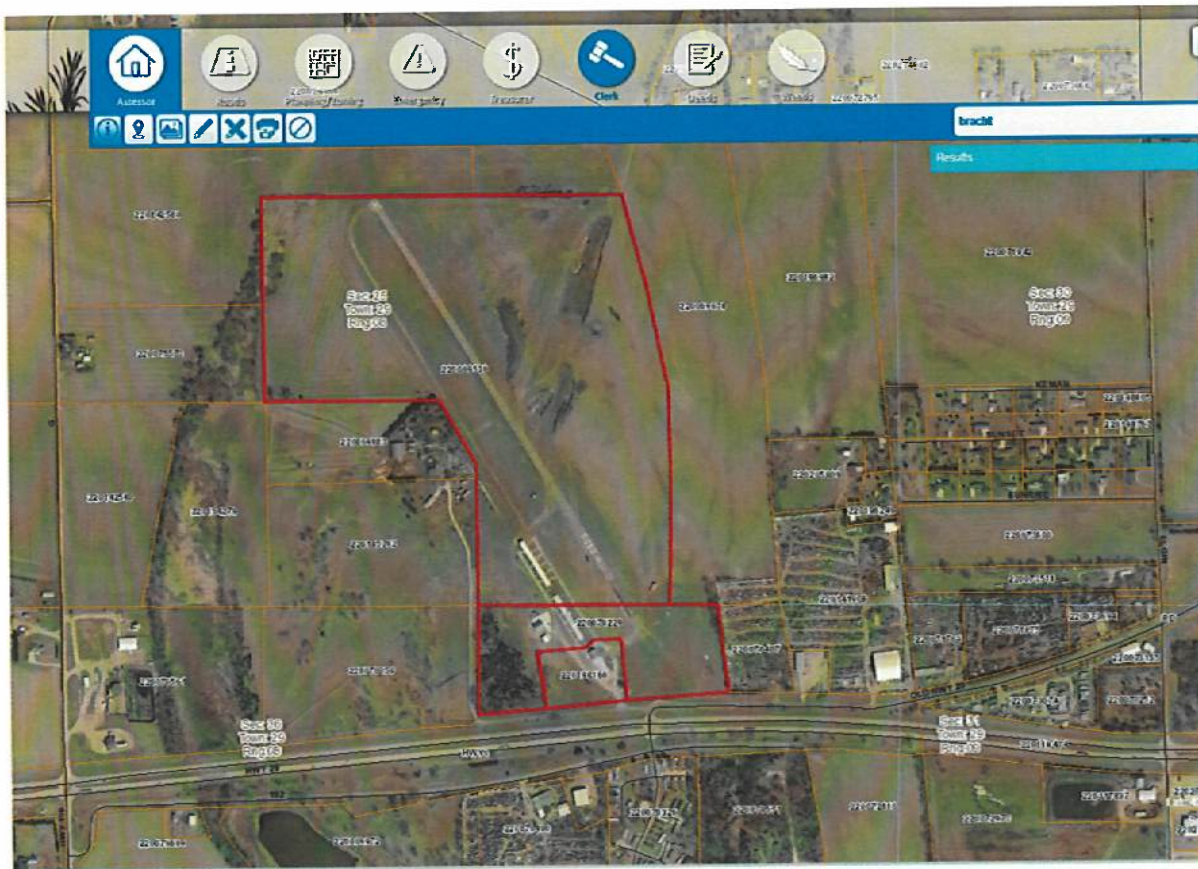
Legal Description: Lot(s): _____ Block: _____ Subdivision: _____

Unplatted Legal Description: Parcel ID 220198160, 220670229 & 220069530

See Attached

11/12/25 Bracht Rezoning request C4 to M1 AND Conditional Use Permit to allow tire recycling in an M1 zoning district.

Vicinity Map



Excerpt Zoning Map

