

PLANNING COMMISSION AGENDA
Wednesday, January 14, 2026
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 December 10, 2025, Planning Commission meeting.
5. UNFINISHED BUSINESS
6. NEW BUSINESS

A. Certified Government Ordinance – Historic Preservation Commission and the Planning Commission.
7. ADJOURNMENT

CITY OF SOUTH SIOUX CITY, NEBRASKA
PLANNING COMMISSION MINUTES
12/10/2025

A regular meeting of the Planning Commission of the City of South Sioux City, Nebraska was held at the City Hall Council Chambers on 12/10/2025.

CALL TO ORDER

Chairman Arlan Kuehn 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"/> Arrived at 4:03 p.m.
Jared Langel	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Amber Munoz	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Staff in attendance: Kent Zimmerman, Elizabeth Reyes 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

President Robert Rapp 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

Mike Wojcik moved Gary Ogden seconded to approve the minutes of the November 12, 2025, and November 26, 2025, Planning Commission meeting.

Corrections: None

♦ *Sign minute book*

AGENDA ITEM: 5A. CONTINUED Public Hearing Rezoning 3720 and 3746 Dakota Avenue from C3 to C4 legally described as follows.

3720 & 3746 Dakota Avenue Legal Descriptions

ID# 220057117 - Part of the SW ¼ SE ¼ of Section 28, Township 29 North, Range 9 East of the 6th P.M., beginning at the Southwest corner of the SW ¼ SE ¼ of Section 28, thence North 810.6 feet, thence East 40 feet to the East line of Dakota Avenue which is the point of beginning, thence East 288.02 feet, thence South 103 feet, thence West 288.02 feet to a point on the East line of Dakota Avenue, thence North along the East line of Dakota Avenue 103 feet to the point of beginning, all located in the SW ¼ SE ¼ of Section 28, Township 29 North, Range 9 East of the 6th P.M., Dakota County, Nebraska. ID# 220056935 – The North 179.8 feet of the following tract: Commencing at the South Quarter corner of Section 28, Township 29 North, Range 9 East of the 6th P.M.; thence North on the West line of said SE ¼ a distance of 328.0 feet to the point of beginning; thence North on the West line of said SE ¼ a distance of 379.6 feet; thence East on a line 707.6 feet North from and parallel to the South line of said SE ¼ a distance of 328.02 feet; thence South on a line 328.02 feet East from and parallel to the West Quarter line of said Section 28 a distance of 379.6 feet; thence West on a line 328.0 feet north from and parallel to the South line of said SE ¼ 328.02 feet to the point of beginning, excepting and excluding any and all Highway Right-of-Way; all in Dakota County, Nebraska

At this time president Robert Rapp reopens the public hearing to comment. No one coming forward to speak on the issue public hearing was closed. Staff stated they have not received negative comments from the community.

Gary Ogden moved and Jeff Lantz seconded to send a favorable recommendation to city council for the approval of rezoning 3720 and 3746 Dakota Avenue from C3 to C4. Motion Carried with Rapp, Wojcik, Ogden, Langel, Munoz, Lantz and Pickinpaugh all voting aye.

AGENDA ITEM: 5B. CONTINUED Public Hearing Subdivision, Jorge Addition located in the 200 block of Colonial Drive legally described as follows.

ALL THAT PART OF GOVERNMENT LOT 3, SECTION 28, TOWNSHIP 29 NORTH, RANGE 9 EAST OF THE 6th P.M., SOUTH SIOUX CITY, DAKOTA COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF SAID GOVERNMENT LOT 3, 649.64 FEET, MEASURED (650 FEET, RECORD) FROM THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 3; THENCE NORTH 0°56'43" EAST FOR 300.26 FEET, MEASURED (300 FEET, RECORD) TO THE POINT OF BEGINNING; THENCE SOUTH 89°44'45" EAST FOR 249.86 FEET, MEASURED (250.0 FEET, RECORD); THENCE NORTH 0°51'45" EAST FOR 469.04 FEET, MEASURED (471.00 FEET, RECORD) TO THE SOUTH LINE OF COLONIAL DRIVE; THENCE NORTH 09°17'25" WEST ALONG SAID SOUTH LINE FOR 275.99 FEET; THENCE SOUTH 1°06'15" WEST FOR 471.26 FEET; THENCE SOUTH 89°44'45" EAST FOR 28.13 FEET TO THE POINT OF BEGINNING.

At this time president Robert Rapp reopens the public hearing to comment on the issue. No one coming forward to speak on the issue public hearing was closed. Staff stated they have not received any negative comments from the public, owners have not stated what the land will be used for.

Gary Ogden and Jared Langel seconded to send a favorable recommendation to city council on the approval of subdivision, Jorge Addition located in the 200 block of Colonial Drive. Motion carried with Rapp, Wojcik, Ogden, Langel, Munoz, Lantz and Pickinpaugh voting aye.

AGENDA ITEM: 6A. Public Hearing Subdivision Ogden 3rd Addition: Phase 4, This phase consists of one single family dwelling lot and the cul-de-sac on Ogden Court, legally described as follows:

ALL THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 29 NORTH, RANGE 9 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SOUTH SIOUX CITY, DAKOTA COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE SOUTH 89°28'14" EAST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 FOR 660.46 FEET TO THE NORTHERLY PROJECTION OF THE WEST LINE OF MISSOURI VIEW FIRST FILING TO THE CITY OF SOUTH SIOUX CITY, DAKOTA COUNTY, NEBRASKA; THENCE SOUTH 0°28'52" WEST ALONG SAID NORTHERLY PROJECTION AND SAID WEST LINE FOR 799.52 FEET TO THE SOUTHEAST CORNER OF LOT 13, OGDEN THIRD ADDITION, PHASE 2 TO THE CITY OF SOUTH SIOUX CITY, DAKOTA COUNTY, NEBRASKA AND THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 0°28'52" WEST ALONG SAID WEST LINE FOR 73.49 FEET; THENCE NORTH 88°17'58" WEST FOR 103.77 FEET; THENCE NORTHWESTERLY FOR 255.76 FEET ON A 65.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, HAVING A LONG CHORD OF 119.91 FEET, BEARING NORTH 56°42'00" WEST; THENCE NORTHERLY FOR 25.40 FEET ON A 10.00 FOOT RADIUS CURVE, CONCAVE WESTERLY, HAVING A LONG CHORD OF 19.10 FEET, BEARING NORTH 16°45'23" WEST; THENCE NORTH 12°15'23" EAST FOR 61.29 FEET TO THE SOUTHEAST CORNER OF LOT 7 OF SAID OGDEN THIRD ADDITION, PHASE TWO; THENCE NORTH 86°01'49" EAST FOR 60.18 FEET TO THE NORTHWEST CORNER OF LOT 13 OF SAID OGDEN THIRD ADDITION, PHASE TWO; THENCE SOUTH 0°30'39" WEST ALONG THE WEST LINE OF SAID LOT 13 FOR 47.79 FEET; THENCE SOUTHERLY ALONG SAID WEST LINE FOR 29.77 FEET ON A 65.00 FOOT RADIUS CURVE, CONCAVE EASTERLY, HAVING A LONG CHORD OF 29.51 FEET, BEARING SOUTH 12°36'40" EAST TO THE SOUTHWEST CORNER OF SAID LOT 13; THENCE SOUTH 89°28'33" EAST ALONG THE SOUTH LINE OF SAID LOT 13 FOR 131.01 FEET TO THE POINT OF BEGINNING. SAID DESCRIBED PARCEL CONTAINS 0.601 ACRES, MORE OR LESS.

At this time president Robert Rapp opened the meeting to comment no one coming forward to speak on the issue public hearing is now closed. Present at the meeting was contactor Gary Ogden stating that they originally had the street plated but bot in the cul-de-sac in phase 3.

Mike Wojcik moved and Jared Langel seconded to send a favorable recommendation to city council on the subdivision Ogden 3rd Addition: Phase 4, consisting of one single family dwelling lot and the cul-de-sac on Ogden Court. Motion carried with Rapp, Wojcik, Pickinpaugh, Langel, Munoz and Lantz voting aye. Voting no: none. Abstaining: Ogden.

AGENDA ITEM: 6 B. Public Hearing 6th Avenue Street Vacation. The purpose of the hearing is to consider the vacation of unimproved 6th Avenue between West 16th Street and West 17th Street, more specifically described as follows:

ALL OF THE 6TH AVENUE RIGHT OF WAY ADJACENT TO THE SOUTH RIGHT OF WAY LINE OF 16TH STREET ON THE NORTH, THE SOUTH RIGHT OF WAY LINE

OF 17TH STREET ON THE SOUTH, THE WEST LINE OF LOTS 16 AND 17, BLOCK 10, MARTIN'S ADDITION TO SOUTH SIOUX CITY ON THE EAST, AND LOTS 1 AND 12, BLOCK 9, MARTIN'S ADDITION TO SOUTH SIOUX CITY ON THE WEST, ALL IN SOUTH SIOUX CITY, DAKOTA COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 16 OF BLOCK 10 OF SAID MARTIN'S ADDITION; THENCE SOUTH 0°34'43" WEST ALONG THE WEST LINE OF LOT 16 AND LOT 17 OF SAID BLOCK 10 AND SAID LINE PROJECTED SOUTH FOR 357.58 FEET TO THE SOUTH RIGHT OF WAY LINE OF 17TH STREET; THENCE SOUTH 88°52'04" EAST FOR 43.59 FEET; THENCE NORTH 14°27'17" WEST FOR 63.26 FEET TO THE EAST LINE OF LOT 12 OF BLOCK 9 OF SAID MARTIN'S ADDITION; THENCE NORTH 0°34'43" EAST ALONG SAID EAST LINE AND THE EAST LINE OF LOT 1 OF SAID BLOCK 9 FOR 296.07 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89°24'57" EAST ALONG THE SOUTH LINE OF SAID 16TH STREET FOR 60.00 FEET TO THE POINT OF BEGINNING. SAID DESCRIBED PARCEL CONTAINS 0.481 ACRES, MORE OR LESS.

At this time president Robert Rapp opened the public hearing to comment no one coming forward to speak on the issue public hearing is now closed. Staff stated they have not received any negative comments from the community, stated the owner of this land owns the property next door and believes he will be building a second building.

Gary Ogden moved and Jeff Lantz seconded to send a favorable recommendation to city council on approval of the 6th Avenue Street Vacation. To consider the vacation of unimproved 6th Avenue between West 16th Street and West 17th Street. Motion carried with Rapp, Wojcik, Ogden, Pickinpaugh, Langel, Lantz, Munoz voting yes. Voting no: None

ADJOURNMENT

There being no further business to come before the Commission Mike Wojcik and Jeff Lantz seconded to adjourn the meeting at 4:15 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