

**PLANNING COMMISSION AGENDA**  
**Wednesday, February 25, 2026**  
**4:00 P.M. So Sioux City Council Chambers**

1. CALL MEETING TO ORDER
2. ROLL CALL (Robert Rapp president, Martin Hohenstein vice president, Jared Langel secretary, John Lounsbury, Mike Wojcik, Gary Ogden, Tim Pickinpaugh, Amber Munoz, Jeff Lantz and Arlan Kuehn alternate)
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.
4. MINUTES  
Approve the minutes of December 10, 2025, and January 14, 2026, Planning Commission meetings.
5. UNFINISHED BUSINESS
  - A. Certified Government Ordinance – Historic Preservation Commission and the Planning Commission.
6. NEW BUSINESS
  - A. **Public Hearing** Redevelopment Plan for the GA Crossings and Railroad Redevelopment Project
  - B. **Public Hearing** Rezoning R2b to C4, Midwest Transportation LLC legally described as All that part of the Southeast ¼ of the Southwest of the Southwest ¼ of Section 32, Township 29 North, Range 9 East of the 6th Principal Meridian, Dakota County, Nebraska, described as follows:  
  
Commencing at the Center of said Section 32; thence South 1°38'19" East along the East line of the Southwest ¼ of said Section 32 for 1465.41 feet; thence South 86°22'41" West for 710.89 feet to the point of beginning; thence South 10°42'19" East along the Westerly Right of Way line of U.S. Highway #77 for 576.30 feet; thence South 68°42'41" West along the Westerly line for 71.68 feet to the North line of Stephens Street; thence North 82°40'48" west along said North line for 128.36 feet to the East line of Lake Avenue; thence North 2°03'53" West along said East line for 149.93 feet to the Northeast corner of said Lake Avenue; thence North 82°51'02" West along the Northerly line of Island Beach an addition to Dakota County, Nebraska for 499.84 feet to a point being 7.38 feet Easterly of the Northwest corner of Lot 1 of said island Beach; thence North 0°23'12" East along a line previously platted as the East line of Government Lot 6 of said Section 32 for 326.14 feet to the Northeast corner of said Government Lot 6 as per previous surveys by other; thence north 86°18'52" East for 587.42 feet to the point of beginning.  
The Property or its address is commonly known as 6.2 Acres Lot North Shore Drive, South Sioux City, NE 68776
  - C. Attorney Michael Sands, TIF Guidelines
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*

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**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.

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**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.

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**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 3<sup>rd</sup> 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.

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**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 6<sup>th</sup> Avenue Street Vacation. To consider the vacation of unimproved 6<sup>th</sup> Avenue between West 16<sup>th</sup> Street and West 17<sup>th</sup> Street. Motion carried with Rapp, Wojcik, Ogden, Pickinpaugh, Langel, Lantz, Munoz voting yes. Voting no: None

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**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

**CITY OF SOUTH SIOUX CITY, NEBRASKA  
PLANNING COMMISSION MINUTES  
1/14/2026**

A regular meeting of the Planning Commission of the City of South Sioux City, Nebraska was held at the City Hall Council Chambers on 1/14/2026.

**CALL TO ORDER**

President Robert Rapp called the meeting to order at 4:05 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 type="checkbox"/>	<input checked="" type="checkbox"/>
Jeff Lantz	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tim Pickinpaugh	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Jared Langel	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Amber Munoz	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Staff in attendance: Kent Zimmerman, Joe Conley, Elizabeth Reyes

**NOTICE OF PUBLICATION**

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**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.

**APPROVE MINUTES**

No quorum no formal action taken.

◆ *Sign minute book*

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**AGENDA ITEM: 6a. Certified Government Ordinance- Historic Preservation Commission and the Planning Commission.**

Present at the meeting was Kelli Bacon the Certified Outreach and Easement Coordinator with the Nebraska State Historical Society, who did a presentation to board members present on what the Certified Local Government Program is a historic preservation assistance program consisting of what can be locally landmark, how they determine a building is a historic landmark, funding for preservation given.

Members questioned If to determine the historic significance of a building is there a certain number of years the building has be there. Kellie stated depending on how the ordinance is written, a lot of communities would go off the standard of the National Register.

No quorum no formal action taken.

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**ADJOURNMENT**

There being no further business to come before the Commission Jeff Lantz and Mike Wojcik seconded to adjourn the meeting at 4:30 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 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

Residential R25 to C4.

Legal Description :

See Attached

Reason for Zoning Change: The need of an Event Center and some parking space and miscellaneous storage.

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: Midwest J Transportation LLC Phone: 712-212-8069

Address: 1308 E 17th St South Sioux City NE 68776

Signature: Jesus Canino

Property Owner: Arturo Canino and Vanessa Lemus Phone: 402-401-0977

Address: 801 E 9th St lot 30 South Sioux City, NE 68776 / 728 E 11th S. Sioux City, NE 68776

Signature: Arturo Canino-Adame / Vanessa Lemus

### PLANNING COMMISSION RECOMMENDATION

Public Hearing Date: 2/25/26 @ 4:00 PM

Commission Recommendation  Approve  Deny

### PUBLIC WORKS

Meeting Date: 3/2/26 @ 5:00 PM

Recommendation  Approve  Deny  No Recommendation

### CITY COUNCIL ACTION

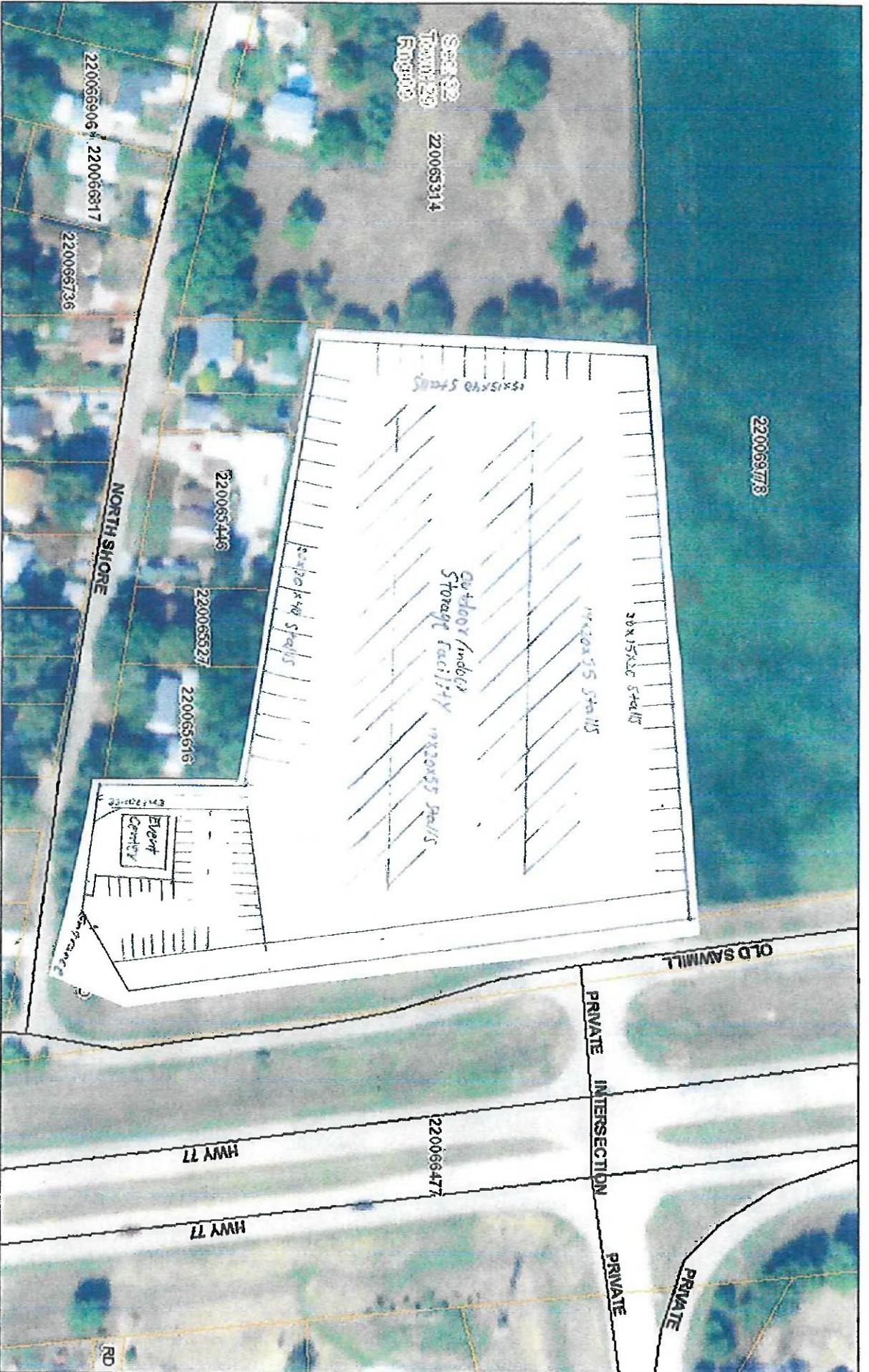
1<sup>st</sup> Reading Date: 3/9/26 @ 5 PM Action:  Approve  Deny  Suspend

2<sup>nd</sup> Reading Date: 3/23/26 @ 5 PM Action:  Approve  Deny  Suspend

3<sup>rd</sup> Reading Date: 4/13/26 @ 5 PM Action:  Approve  Deny

Ordinance # \_\_\_\_\_

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



Section 32  
Township 29  
Range 09

220065314

220065906 220065317

220065736

220065773

NORTH SHORE

220065416

22006527

220065616

15x15x10 Stalls

20x30x50 Stalls

Outdoor/Indoor  
Storage Facility

19x20x55 Bays

19x20x55 Stalls

20x15x10 Stalls

Event Center

OLD SAWMILL

PRIVATE INTERSECTION

HWY 77

220066477

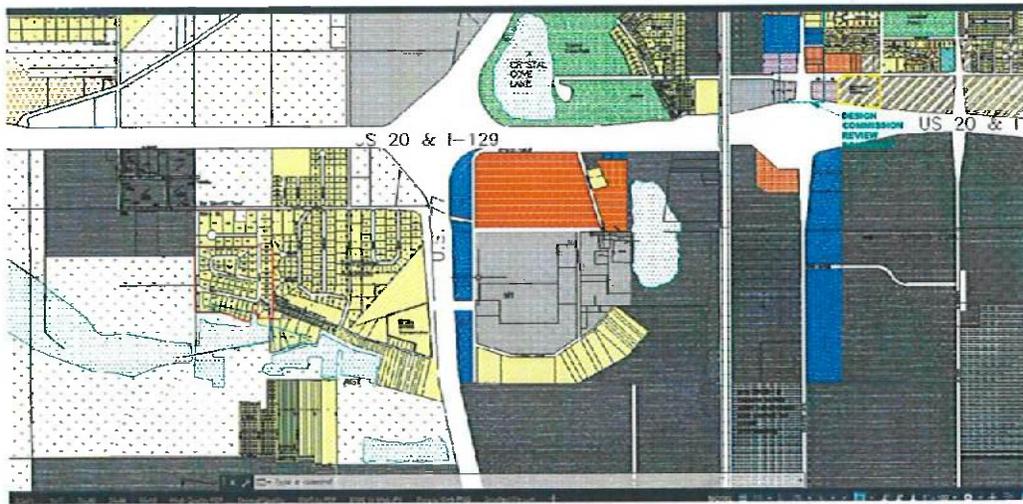
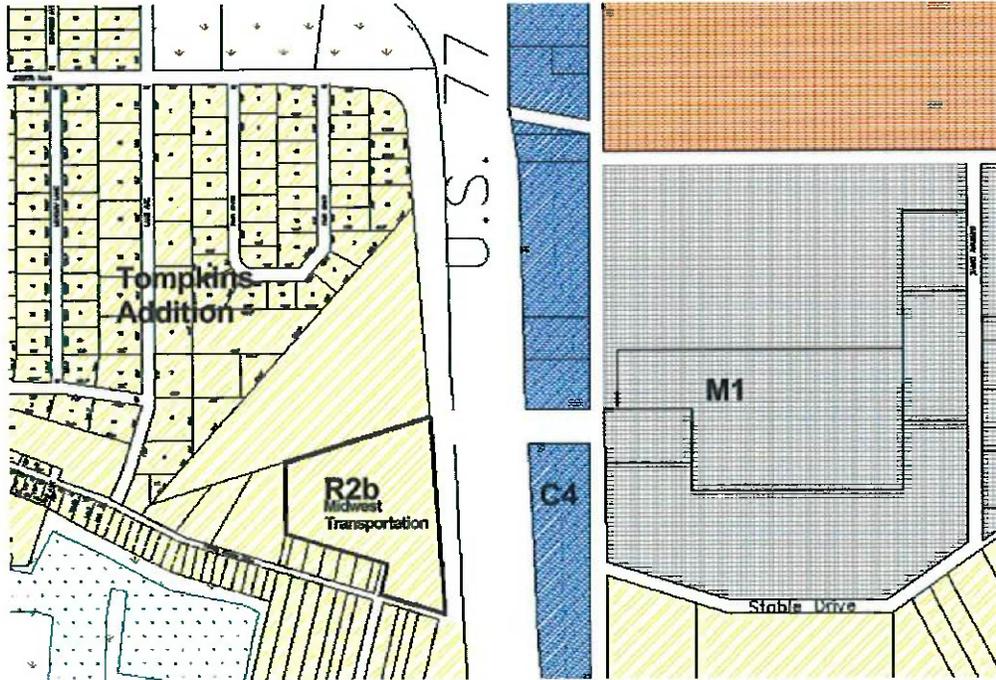
HWY 77

PRIVATE

PRIVATE

RD

February 13, 2026  
Midwest Trucking Rezoning Request R2b to C4  
Zoning Map Excerpt



February 13, 2026  
Midwest Trucking Rezoning Request R2b to C4

