

PLANNING COMMISSION AGENDA
Wednesday, July 31, 2019
4:00 P.M. So Sioux City Council Chambers

1. ROLL CALL

2. 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.

3. MINUTES

Approve the minutes of the July 10, 2019 Planning Commission meetings.

4. NEW BUSINESS

A) Public Hearing Northeast Redevelopment Area, General Redevelopment Plan.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SOUTH SIOUX CITY, NEBRASKA, RECOMMENDING APPROVAL OF A REDEVELOPMENT PLAN ENTITLED "GENERAL REDEVELOPMENT PLAN FOR THE NORTHEAST REDEVELOPMENT AREA" TO THE MAYOR AND COUNCIL OF THE CITY OF SOUTH SIOUX CITY, NEBRASKA. *Please see attached.*

B) Public Hearing Northeast Redevelopment Area, General Redevelopment Plan AMENDMENT *Please see attached Hovey Construction Redevelopment Project.*

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SOUTH SIOUX CITY, NEBRASKA, RECOMMENDING APPROVAL OF A REDEVELOPMENT PLAN AMENDMENT ENTITLED "AMENDMENT TO THE GENERAL REDEVELOPMENT PLAN FOR THE NORTHEAST REDEVELOPMENT AREA (THE HOVEY CONSTRUCTION REDEVELOPMENT PROJECT)" TO THE MAYOR AND COUNCIL OF THE CITY OF SOUTH SIOUX CITY, NEBRASKA.

C) Public Hearing Northeast Redevelopment Area, General Redevelopment Plan AMENDMENT. *Please see attached RoyDon LLC redevelopment Project.*

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SOUTH SIOUX CITY, NEBRASKA, RECOMMENDING APPROVAL OF A REDEVELOPMENT PLAN AMENDMENT ENTITLED "AMENDMENT TO THE GENERAL REDEVELOPMENT PLAN FOR THE NORTHEAST REDEVELOPMENT AREA (THE ROYDON LLC REDEVELOPMENT PROJECT)" TO THE MAYOR AND COUNCIL OF THE CITY OF SOUTH SIOUX CITY, NEBRASKA.

5. OLD BUSINESS

6. ADJOURNMENT

**CITY OF SOUTH SIOUX CITY, NEBRASKA
PLANNING COMMISSION MINUTES**

7/10/2019

A regular meeting of the Planning Commission of the City of South Sioux City, Nebraska was held at the City Hall Council Chambers on 7/10/2019.

CALL TO ORDER

Chairman Arlan Kuehn called the meeting to order at 4:00 o'clock P.M.

<u>ROLL CALL</u>	<u>Present</u>	<u>Absent</u>
Arlan Kuehn Chairman	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Martin Hohenstein	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Robert Rapp	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Brett Gotch	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Tom Gesell	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mike Wojcik	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Gail Curry	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lyle Todd	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Arlyn Wilson	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lance Morgan Alternate	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Staff in attendance: Joe Conley, Paola Velazquez, Alfonso Camarillo

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

Gail Curry moved and Arlyn Wilson seconded to approve the minutes of the March 27, 2019, Planning Commission meeting. Motion carried with Curry, Wilson, Kuehn, Rapp, and Todd all voting aye.

- ◆ *Sign minute book*

AGENDA ITEM: A & B Public Hearing Northeast Redevelopment Area, General Redevelopment Plan
Agenda items A & B were republished for July 31st Planning Commission meeting. Arlen Kuehn opened the public hearing for discussion.
Todd Gesell arrived at 4:01

Brett Gotch arrived at 4:03 to the meeting.

South Sioux City superintendent Todd Strom represented the Board of Education during the meeting who is in favor of the redevelopment plan. Lance Hedquist city administrator was also at the meeting discussing about the impact growth TIF has on the community.

No action taken.

AGENDA ITEM: C Public Hearing Alley Vacation 300 Block 6th Avenue

Lyle Todd moved and Arlyn Wilson seconded to send a favorable recommendation to city council to approve the alley vacation. Motion carried with Todd, Wilson, Kuehn, Rapp, Gesell, Curry, and Gotch all voting aye.

AGENDA ITEM: D Public Hearing Conditional Use Permit for a Single Family Dwelling in a C2 Zoning District, 601 D Street

Arlyn Wilson moved and Robert Rapp seconded to send forward a favorable recommendation to the city council to approve the conditional use permit. Motion carried with Wilson, Rapp, Kuehn, Gesell, Todd, Curry, and Gotch all voting aye.

ADJOURNMENT

There being no further business to come before the Commission, Arlyn Wilson moved and Gail Curry seconded to adjourn the meeting at 4:15 o'clock P.M. Motion carried with Wilson, Curry, Kuehn, Rapp, Gesell, Todd, and Gotch all voting aye.

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