

PLANNING COMMISSION AGENDA
Wednesday, October 23, 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 31 and August 28, 2019 Planning Commission meetings.

4. NEW BUSINESS

- a) **Public Hearing O'Dell Addition Preliminary Plat.** This subdivision consists of 4 lots currently zoned AGT (Agriculture Transitional District) legally described as follows:

PART OF THE WEST ONE-HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER ALSO KNOWN AS GOVERNMENT LOT 4) IN SECTION 17, TOWNSHIP 29 NORTH, RANGE 9 EAST OF THE 6TH P.M., DAKOTA COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17; THENCE NORTH 00°49'25" WEST (BEARING ASSUMED) ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER IN SECTION 17 A DISTANCE OF 38.97 FEET TO THE NORTHERLY LINE OF CITY OF SOUTH SIOUX CITY DRAINAGE DITCH AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°49'25" WEST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER IN SECTION 17 A DISTANCE OF 1286.32 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER IN SECTION 17; THENCE NORTH 89°31'17" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17 A DISTANCE OF 636.76 FEET TO A POINT ON THE WEST LINE OF SAID SOUTH SIOUX CITY DRAINAGE DITCH; THENCE SOUTH 0°44'49" EAST ALONG THE WEST LINE OF SAID SOUTH SIOUX CITY DRAINAGE DITCH A DISTANCE OF 636.84 FEET; THENCE SOUTH 28°06'16" WEST ALONG THE WESTERLY LINE OF SAID SOUTH SIOUX CITY DRAINAGE DITCH A DISTANCE OF 566.03 FEET; THENCE SOUTH 66°38'28" WEST ALONG THE NORTHERLY LINE OF SAID SOUTH SIOUX CITY DRAINAGE DITCH A DISTANCE OF 392.03 FEET TO THE POINT OF BEGINNING.
CONTAINING 15.63 ACRES MORE OR LESS.

- b) **Public Hearing O'Dell Addition Final Plat.** This subdivision consists of 4 lots currently zoned AGT (Agriculture Transitional District) legally described as follows:

PART OF THE WEST ONE-HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER ALSO KNOWN AS GOVERNMENT LOT 4) IN SECTION 17, TOWNSHIP 29 NORTH, RANGE 9 EAST OF THE 6TH P.M., DAKOTA COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17; THENCE NORTH 00°49'25" WEST (BEARING ASSUMED) ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER IN SECTION 17 A DISTANCE OF 38.97 FEET TO THE NORTHERLY LINE OF CITY OF SOUTH SIOUX CITY DRAINAGE DITCH AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°49'25" WEST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER IN SECTION 17 A DISTANCE OF 1286.32 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER IN SECTION 17; THENCE NORTH 89°31'17" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17 A DISTANCE OF 636.76 FEET TO A POINT ON THE WEST LINE OF SAID SOUTH SIOUX CITY DRAINAGE DITCH; THENCE SOUTH 0°44'49" EAST ALONG THE WEST LINE OF SAID SOUTH SIOUX CITY DRAINAGE DITCH A DISTANCE OF 636.84 FEET; THENCE SOUTH 28°06'16" WEST ALONG THE WESTERLY LINE OF SAID SOUTH SIOUX CITY DRAINAGE DITCH A DISTANCE OF 566.03 FEET; THENCE SOUTH 66°38'28" WEST ALONG THE NORTHERLY LINE OF SAID SOUTH SIOUX CITY DRAINAGE DITCH A DISTANCE OF 392.03 FEET TO THE POINT OF BEGINNING.
CONTAINING 15.63 ACRES MORE OR LESS.

- c) **Masters/Webber Conditional Use Permit Request 421 Dixon Path to allow the construction of a building, park construction equipment and stockpile material on parcels currently zoned AGT containing 3.366 acres more or less legally described as follows:**

TRACT A3

A TRACT OF LAND LOCATED IN PART OF SUBDIVISIONS 3 AND 4 OF GOVERNMENT LOT 3, IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION SEVENTEEN (17), TOWNSHIP TWENTY NINE (29) NORTH, RANGE NINE (9) EAST OF THE 6TH P.M., DAKOTA COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF TRACT A1, SURVEYED BY T. L. ROTHANZL DATED FEBRUARY 18, 2013, SAID POINT BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF S88°57'23"W, ALONG THE SOUTH LINE OF SAID TRACT A1, A DISTANCE OF 149.33 FEET; THENCE N02°31'48"W A DISTANCE OF 335.06 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT A1; THENCE N89°15'47"E, ALONG SAID NORTH LINE, A DISTANCE OF 149.35 FEET TO THE NORTHEAST CORNER OF SAID TRACT A1, SAID POINT ALSO BEING ON THE EAST LINE OF GOVERNMENT LOT 3; THENCE S02°31'48"E, ALONG THE EAST LINE OF SAID TRACT A1 AND ALSO BEING SAID EAST LINE OF GOVERNMENT LOT 3, A DISTANCE OF 334.26 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS A CALCULATED AREA OF 49,958.16 SQUARE FEET OR 1.147 ACRES MORE OR LESS.

TRACT A4

A TRACT OF LAND LOCATED IN PART OF SUBDIVISIONS 3 AND 4 OF GOVERNMENT LOT 3, IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION SEVENTEEN (17), TOWNSHIP TWENTY-NINE (29) NORTH, RANGE NINE (9) EAST OF THE 6TH P.M., DAKOTA COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF TRACT A1, SURVEYED BY T. L. ROTHANZL DATED FEBRUARY 18, 2013; THENCE ON AN ASSUMED BEARING OF S88°57'23"W, ALONG THE SOUTH LINE OF SAID TRACT A1, A DISTANCE OF 149.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S88°57'23"W, ALONG SAID SOUTH LINE, A DISTANCE OF 290.18 FEET TO A POINT BEING THE SOUTHWEST CORNER OF SAID TRACT A1; THENCE N01°46'45"W, ALONG THE WEST LINE OF SAID TRACT A1, A DISTANCE OF 336.50 FEET TO THE NORTHWEST CORNER OF SAID TRACT A1; THENCE N89°15'47"E, ALONG THE NORTH OF SAID TRACT A1, A DISTANCE OF 285.82 FEET; THENCE S02°31'48"E A DISTANCE OF 335.06 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS A CALCULATED AREA OF 96,679.45 SQUARE FEET OR 2.219 ACRES MORE OR LESS.

5. ADJOURNMENT

CITY OF SOUTH SIOUX CITY, NEBRASKA
PLANNING COMMISSION MINUTES
7/31/2019

A regular meeting of the Planning Commission of the City of South Sioux City, Nebraska was held at the City Hall Council Chambers on 7/31/2019.

CALL TO ORDER

Chairman Bret Gotch 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"/> arrived at 4:22
Martin Hohenstein	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Robert Rapp	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Brett Gotch	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tom Gesell	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mike Wojcik	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Gail Curry	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lyle Todd	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Arlyn Wilson	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lance Morgan Alternate	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Staff in attendance: Kent Zimmerman, Joe Conley, Lance Hedquist, Alfonso Camarillo, Oscar Gomez

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

Bret Gotch 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

Robert Rapp moved and Tom Gesell seconded to approve the minutes of the July 10, 2019, Planning Commission meeting, omitting the sentence "South Sioux City superintended Todd Strom represented the Board of Education during the meeting who is in favor of the redevelopment plan". Motion carried with Rapp, Gesell, Todd, Hohenstein and Gotch voting aye.

♦ *Sign minute book*

AGENDA ITEM: 4A. Public Hearing Northeast Redevelopment Area, General Redevelopment Plan Resolution 2019-1.

The general redevelopment plan was originally approved by the planning commission August 10, 2016.

Robert Rapp moved and Tom Gesell seconded to reaffirm approval of the plan with resolution 2019-1 determining the plan conforms to and meets the objectives of the Comprehensive Plan of the city. Motion carried with Rapp, Gesell and Todd voting aye. Hohenstein and Gotch abstaining.

AGENDA ITEM: 4B. Public Hearing Northeast Redevelopment Area, General Redevelopment Plan Amendment (Hovey Construction) Resolution 2019-2

Bret Gotch opened the public hearing to comment. Joe Johnson and Andy Hovey were present and provided information about the project to the commission. Johnson stated the project would move forward in phases, with the first phase consisting of 10 single family dwellings. A general discussion commenced regarding TIF developments, tax revenue and the impact on tax receiving entities. Superintendent of South Sioux City Schools, Todd Strom was present and spoke in a neutral position. He said the school board and district met July 30, 2019 and discussed the implications of TIF projects on the schools. He spoke about school capacity, new residential developments and state funding. Strom spoke about the strain on the schools if state funding were to be cut and TIF tax dollars being tied up for 15 years. Lance Hedquist spoke about state law as it pertains to TIF projects and current zoning and planned use of the property for residential use.

Tom Gesell moved and Brett Gotch seconded to approve Resolution 2019-2 as the planning commission has determined that the plan conforms to and meets the objectives of the Comprehensive Plan. Motion carried with Kuehn, Rapp, Gesell, Todd and Gotch voting aye. Hohenstein abstained.

AGENDA ITEM: 4C. Public Hearing Northeast Redevelopment Area, General Redevelopment Plan Amendment (RoyDon LLC) Resolution 2019-3

Arlan Kuehn opened the public hearing for comment. Lance Hedquist addressing the commission described the proposed project in detail. Staff stated the property is currently zoned R3b and would need to be changed due to dwelling unit density exceeding the current 12 units per acre, and due to the possibility of mixed use development with one building containing a 6000 sqft restaurant on 1st floor and 3 floors of residential dwelling above. Discussion continued with concerns about the impact on schools. The developer stated the development would contain 336 to 350 dwelling units with construction to start fall of 2019.

Robert Rapp moved and Arlan Kuehn seconded to approve Resolution 2019-3 as the planning commission has determined that the plan conforms to and meets the objectives of the Comprehensive Plan. Motion failed with Kuehn and Rapp voting aye. Gesell voted nay. Todd and Hohenstein abstaining and Gotch voting present.

ADJOURNMENT

There being no further business to come before the Commission, Robert Rapp moved and Brett Gotch seconded to adjourn the meeting at 4:54 o'clock P.M. Motion carried with Kuehn, Gesell, Todd, Rapp, Hohenstein and Gotch 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

CITY OF SOUTH SIOUX CITY, NEBRASKA
PLANNING COMMISSION MINUTES
8/28/2019

A regular meeting of the Planning Commission of the City of South Sioux City, Nebraska was held at the City Hall Council Chambers on 8/28/2019.

CALL TO ORDER

Chairman Arlan Kuehn called the meeting to order at 4:20 o'clock P.M.

ROLL CALL	Present	Absent
Arlan Kuehn Chairman	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Martin Hohenstein	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Robert Rapp	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
Arlyn Wilson	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lance Morgan Alternate	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Staff in attendance: Kent Zimmerman

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

Approve the minutes of the July 31, 2019, Planning Commission meeting,
No action taken due to lack of a quorum.

♦ *Sign minute book*

AGENDA ITEM: 4. Public Hearing Rezoning AL-BO Limited Partnership - a parcel of land in the 1200 Block of Riverview Drive, containing 23.65 acres more or less, from R3b (multifamily) to M.U. (mixed use). Legally described as follows:

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 29 NORTH, RANGE 9 EAST, IN DAKOTA COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF GOVERNMENT LOT 1 IN SAID SECTION 22; THENCE SOUTHERLY ON AN ASSUMED BEARING OF S01°52'33"E, 47.20 FEET TO THE POINT OF BEGINNING; THENCE S46°26'49"E, 705.69 FEET TO A NON-TANGENT CURVE, SAID NON-TANGENT CURVE ALSO BEING THE SOUTHWEST RIGHT-OF-WAY LINE OF RIVER VIEW DRIVE; THENCE ON A 809.50 FOOT RADIUS CURVE TO THE LEFT ON SAID SOUTHWEST RIGHT-OF-WAY LINE, AN ARC LENGTH OF 166.22 FEET (LONG CHORD BEARS S40°33'07", 165.93 FEET); THENCE S46°25'27"E ON SAID SOUTHWEST RIGHT-OF-WAY LINE OF RIVER VIEW DRIVE, 877.53 FEET TO A POINT INTERSECTING SAID SOUTHWEST RIGHT-OF-WAY LINE OF RIVER VIEW DRIVE AND THE NORTH RIGHT-OF-WAY LINE OF ARBOR DRIVE; THENCE WESTERLY ON SAID NORTH RIGHT-OF-WAY LINE OF ARBOR DRIVE FOR THE FOLLOWING FIVE (5) COURSES; (1) S43°32'37"W, 122.65 FEET TO A POINT OF CURVATURE; (2) ON A 560.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 480.75 FEET (LONG CHORD BEARS S68°19'08"W, 466.12 FEET); (3) N87°14'36"W, 186.86 FEET TO A POINT OF CURVATURE; (4) ON A 840.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 496.67 FEET (LONG CHORD BEARS S75°48'49"W, 489.47 FEET); (5) S59°56'01"W, 27.93 FEET; THENCE N01°52'33"W, 1605.38 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS A CALCULATED AREA OF 1,029,990.65 SQ. FT. OR 23.65 ACRES MORE OR LESS.

Arlan Kuehn opened the public hearing to comment. Roy Perry was present to answer questions and gave a brief summary of the proposed project.

No action taken due to lack of a quorum. Those planning commission members in attendance were in favor of the project.

ADJOURNMENT

There being no further business to come before the Commission, Arlan Kuehn moved and Gail Curry seconded to adjourn the meeting at 4:27 o'clock P.M. Motion carried Kuehn and Curry 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

BLACK
CRAWFORD AND

BLACK 3
CRAWFORD ADD.

(PRO-500)

WEST LINE
31/4 31/4

FINISHWARE AS INDICATED ON DRAWING

EXISTING STREET GRADIENT = 0.50%

EXISTING ZONING: AGRICULTURAL TRANSITIONAL
PROPOSED ZONING: AGRICULTURAL TRANSITIONAL



Website
ceconstructors.com

	TREE (INDICANT)		DENDROLOGOUS TREE (ACTUAL SIZE NOTED ON PLANS)
	TRAFFIC SIGNAL		SERPENS (BUSINESS)
	WATER VALVE		SOLE BONNET
	FLAG POLE		LIGHT POLE
	DOWNSPOUT		UTILITY MANHOLE
	WATER HYDRANT (HYDRAL)		ELECTRIC MANHOLE
	SATELLITE IN DISH		TELEPHONE MANHOLE
	RIDGE		GARDEN POST
	DASHED POST (ONE OF TWO)		TELEPHONE PEDISTAL
	POWER POLE		TELEVISION PEDISTAL
	EVERGREEN TREE		FIBER MANHOLE
			ELECTRIC HANDHOLE
			FIBER VAULT

712.222.1452 ceconstructors.com

AN ADDITION TO DAKOTA COUNTY, NEBRASKA

SOUTH SIOUX CITY, NEBRASKA

LOT 4
4.509 ACRES

DEXON-PTH

COMMENCING AT THE SOUTHWEST CORNER OF SAGE MOUNTAIN QUARTER OF THE SOUTHEAST
QUARTER OF SECTION 17, THENCE NORTH 69°42'28" WEST (BEARING ASSUMED) ALONG THE
SOUTHWEST CORNER OF SAID QUARTER TO THE SOUTHWEST QUARTER OF SECTION 18, A
DISTANCE OF 39.61 FEET TO SAID NORTHEASTLY CORNER, THENCE NORTH 69°42'28" WEST
ALONG THE SOUTHWEST CORNER OF SAID QUARTER TO THE SOUTHWEST CORNER OF THE
WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 18, A DISTANCE OF 136.63 FEET,
THE WEST LINE OF SAID QUARTER, THENCE CONTINUING NORTH 69°42'28" WEST ALONG
THE WEST LINE OF SAID QUARTER TO THE NORTHEAST CORNER OF SAID QUARTER, A
DISTANCE OF 136.63 FEET, THENCE SOUTH 69°42'28" EAST ALONG THE EAST LINE OF
THE SOUTHWEST QUARTER OF SECTION 18 TO THE NORTHEAST CORNER OF SAID QUARTER,
A DISTANCE OF 136.63 FEET, THENCE NORTH 69°42'28" EAST ALONG THE NORTH
LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, A
DISTANCE OF 136.63 FEET, THENCE SOUTH 69°42'28" WEST ALONG THE NORTH LINE
DRAINAGE DITCH, THENCE SOUTH 69°42'28" WEST ALONG THE NORTH LINE OF SAID
SOUTH CITY DRAINAGE DITCH, A DISTANCE OF 136.63 FEET, THENCE SOUTH 69°42'28"
WEST ALONG THE NORTH LINE OF SAID SOUTH CITY DRAINAGE DITCH, A DISTANCE OF
136.63 FEET, THENCE SOUTH 69°42'28" WEST ALONG THE SOUTH LINE OF SAID SOUTH
CITY DRAINAGE DITCH, A DISTANCE OF 136.63 FEET, THENCE SOUTH 69°42'28" WEST
ALONG THE SOUTH LINE OF SAID SOUTH CITY DRAINAGE DITCH, A DISTANCE OF
136.63 FEET, THENCE SOUTH 69°42'28" WEST ALONG THE SOUTH LINE OF SAID SOUTH
CITY DRAINAGE DITCH, A DISTANCE OF 136.63 FEET, THENCE SOUTH 69°42'28" WEST
CONTAINING 13.63 ACRES, BEING A DIVISION OF 39.61 FEET TO THE POINT OF BEGINNING.

CONDITIONAL USE PERMIT APPLICATION

Fee: \$100.00

Brief description: Build building and park
Construction Equipment and materials.

Applicant

Name: Todd G Masters

Phone: 402-494-4933

Address: 409 Dixon Path

Mobile: 712-281-4933

City, State Zip: South Sioux City NE 68776

Fax: 402-494-1193

Owner (if other than applicant)

Name: _____

Phone: _____

Address: _____

Mobile: _____

City, State Zip: _____

Fax: _____

Location

Address: 421 Dixon Path

Property ID #: _____

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

Zoning: _____

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

Unplatted Legal Description: _____

~~See~~ See ATTACHED

Public Hearing Planning Commission 10/23/19 @ 4:00pm

Public works 11/4/19 @ 5:00pm

City Council 11/11/19 @ 5:00pm

October 2019 Masters/Webber Conditional Use Permit Vicinity Map. Subject property outlined in red consisting of 3.366 acres more or less.

