

**PLANNING COMMISSION AGENDA**  
**Wednesday, February 12, 2020**  
**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 October 23, 2019 Planning Commission meeting.

4. NEW BUSINESS

a) **Public Hearing Conditional Use Permit Request for a Residential Use in a C3 Zoning District.** 2219 Dakota Avenue - prospective buyer Chance Bracht has submitted a request for a conditional use permit to convert the former library into 4 residential dwelling units, legally described as Lots 14 & 15, Block 20 Moan Addition.

b) **Public Hearing Conditional Use Permit Request for a Residential Use in a C3 Zoning District.** 204 East 15<sup>th</sup> Street – Owner Chance Bracht has submitted a request for a conditional use permit to convert the former funeral home into 3 residential dwelling units, legally described as Lots 13 & 14 Block 35 Joy Place Addition

c) Adopt Robert's Rules of Order

d)

5. ADJOURNMENT

**CITY OF SOUTH SIOUX CITY, NEBRASKA  
PLANNING COMMISSION MINUTES  
10/23/2019**

A regular meeting of the Planning Commission of the City of South Sioux City, Nebraska was held at the City Hall Council Chambers on 10/23/2019.

**CALL TO ORDER**

Vice Chairman Bret Gotch called the meeting to order at 4:02 o'clock P.M.

<b>ROLL CALL</b>	<b>Present</b>	<b>Absent</b>
Arlan Kuehn Chairman	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Martin Hohenstein	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
Mike Wojcik	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gail Curry	<input checked="" type="checkbox"/>	<input 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 and 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**

Vice Chairman 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**

Approve the minutes of the July 31, 2019 and August 28, 2019, Planning Commission meetings. Robert Rapp moved and Gail Curry seconded to approve the July 31, 2019 and August 28, 2019 planning commission minutes. Motion carried with Rapp, Curry and Gotch voting aye. Todd and Wojcik abstaining.

- ◆ *Sign minute book*

**4A. GENDA ITEM: 4. 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.

Bret Gotch opened the public hearing. Seeing no one come forward to speak on the issue he closed the public hearing. Owner Jon O'Dell and Todd Masters were present to answer questions. The planning commission discussed the subdivision location, lot size and intended use of the property.

Gail Curry moved and Robert Rapp seconded to authorize the petitioner to proceed with the final plat. Motion carried with Rapp, Todd, Wojcik, Curry and Gotch voting aye.

**4B. 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.

Bret Gotch opened the public hearing. Seeing no one come forward, he closed the public hearing.

Gail Curry moved and Robert Rapp seconded to send a favorable recommendation to the city council to approve the subdivision. Motion carried with Rapp, Todd, Wojcik, Curry and Gotch voting aye.

**4C. 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.

Bret Gotch opened the public hearing. Seeing no one come forward to speak on the issue Gotch closed the public hearing.

Todd Masters was present to answer questions and informed the commission that Webber is seeking the conditional use permit to allow him to park his trucks, equipment and materials outside at this location and building a new building. Masters informed the commission if the conditional use permit is approved he would sell Webber 1.3 acres more or less for stated purpose.

Robert Rapp moved and Lyle Todd seconded to send the city council a favorable recommendation to approve the conditional use permit request as submitted. Motion carried with Rapp, Todd, Wojcik, Curry and Gotch voting aye.

---

---

**ADJOURNMENT**

There being no further business to come before the Commission, Robert Rapp moved and Gail Curry seconded to adjourn the meeting at 4:22 o'clock P.M. Motion carried Rapp, Todd, Wojcik, Curry 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

**CONDITIONAL USE PERMIT APPLICATION**

Fee: \$100.00

Brief description: convert old library @ 2219 DAKOTA AVE  
into 4 Residential Dwelling Units

**Applicant**

Name: Chance Bracht Phone: \_\_\_\_\_  
Address: 3801 Park Place Mobile: 712 898 0917  
City, State Zip: South Sioux City, NE 68776 Fax: \_\_\_\_\_

**Owner (if other than applicant)**

Name: South Sioux City Schools Phone: \_\_\_\_\_  
Address: \_\_\_\_\_ Mobile: \_\_\_\_\_  
City, State Zip: \_\_\_\_\_ Fax: \_\_\_\_\_

**Location**

Address: 2219 DAKOTA AVE Property ID #: \_\_\_\_\_  
City, State, Zip: South Sioux City, NE 68776 Zoning: \_\_\_\_\_

Legal Description: Lot(s): 14 & 15 Block: 20 Subdivision: MOAN ADDITION

Unplatted Legal Description: \_\_\_\_\_

P+2 - wed Feb 12<sup>th</sup> @ 4pm  
PW - Tues Feb 18<sup>th</sup> @ 5pm  
Council - Tues Feb 25<sup>th</sup> @ 5pm

2/12/2020

2219 Dakota Avenue – convert former library into 4 residential dwelling units.



**CONDITIONAL USE PERMIT APPLICATION**

Fee: \$100.00

Brief description: To have A Residential Use  
IN A COMMERCIAL ZONE.

**Applicant**

Name: Chance Bracht

Phone: \_\_\_\_\_

Address: 3801 Park Place

Mobile: 712-898-0917

City, State Zip: South Sioux City NE 68776

Fax: \_\_\_\_\_

**Owner (if other than applicant)**

Name: SAME

Phone: SAME

Address: SAME

Mobile: SAME

City, State Zip: SAME

Fax: \_\_\_\_\_

**Location**

Address: 204 E 15<sup>th</sup> St.

Property ID #: \_\_\_\_\_

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

Zoning: L-3

Legal Description: Lot(s): 13 & 14

Block: 35

Subdivision: Joy Place  
ADDITION

Unplatted Legal Description: \_\_\_\_\_

P+Z - wed Feb 12<sup>th</sup> @ 4pm  
Pw - ~~Wed~~ Tues Feb 18<sup>th</sup> @ 5pm  
Council - Tues Feb 25<sup>th</sup> @ 5pm



2/12/2020

204 E 15<sup>th</sup> Street – convert former funeral home into 3 residential dwelling units.

