

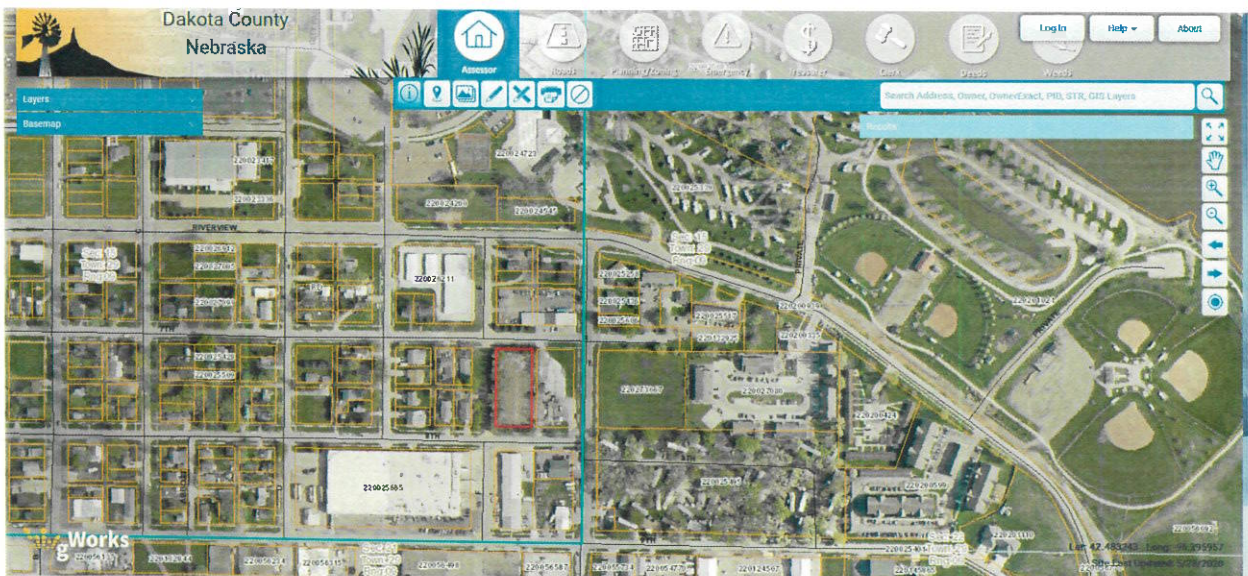
A PLANNING COMMISSION AGENDA

Wednesday, June 10, 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 February 12, 2020 and April 8, 2020 Planning Commission meetings.
4. NEW BUSINESS
 - a) **Public Hearing Alley Vacation Block 31 Stanton Addition.** The alley vacation request is described as the west ½ of the east west alley between Lots 3 and 4, block 31 Stanton Addition. This alley is located in the 700 block between East 7th and East 8th Street. Subject property is outlined in red below.



5. ADJOURNMENT

**CITY OF SOUTH SIOUX CITY, NEBRASKA
PLANNING COMMISSION MINUTES
4/8/2020**

A regular meeting of the Planning Commission of the City of South Sioux City, Nebraska was held at the City Hall Council Chambers on 4/8/2020.

CALL TO ORDER

The meeting was called to order at 4:05 o'clock P.M.

ROLL CALL	Present	Absent
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 type="checkbox"/>	<input checked="" type="checkbox"/>
Tom Gesell	<input checked="" type="checkbox"/>	<input 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 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

Kent Zimmerman 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

Due to lack of quorum no action was taken to approve the February 12, 2020 minutes.

AGENDA ITEM: 4A. Public Hearing Hovey Subdivision Preliminary Plat. The Hovey Subdivision consists of 13 residential lots located in the area of East 19th Street and Missouri View Lane, legally described as follows:

A TRACT OF LAND CONSISTING OF PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 29 NORTH, RANGE 9 EAST OF THE 6TH P.M., CITY OF SOUTH SIOUX CITY, DAKOTA COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHEAST CORNER OF LOT 34, MISSOURI VIEW 1ST FILING AND THE NORTHEAST CORNER OF 19TH STREET RIGHT-OF-WAY, SAID POINT BEING A 3/4" REBAR; THENCE ON AN ASSUMED BEARING OF N01°46'07"W AND ON THE EAST LINE OF LOTS 34 AND 35, SAID MISSOURI VIEW 1ST FILING, A DISTANCE OF 139.90 FEET TO THE SOUTHWEST CORNER OF LOT 45, SAID MISSOURI VIEW 1ST FILING, SAID POINT BEING A 5/8" REBAR; THENCE N88°37'46"E AND ON THE SOUTH LINE OF SAID LOT 45, A DISTANCE OF 460.16 FEET TO A 3/4" REBAR W/PSC; THENCE S01°45'10"E A DISTANCE OF 364.95 FEET TO A 3/4" REBAR W/PSC ON THE NORTH LINE OF LOT 26, SAID MISSOURI VIEW 1ST FILING; THENCE S88°37'42"W AND ON THE NORTH LINE OF LOTS 26, 27, 28, 29, 30, AND 31, SAID MISSOURI VIEW 1ST FILING, A DISTANCE OF 529.92 FEET TO THE SOUTHEAST CORNER OF LOT 33, SAID MISSOURI VIEW 1ST FILING, AND ALSO BEING A 5/8" REBAR; THENCE N01°46'58"W AND ON THE EAST LINE OF SAID LOT 33 A DISTANCE OF 164.83 FEET TO THE NORTHEAST CORNER OF SAID LOT 33 AND THE SOUTH LINE OF SAID 19TH STREET RIGHT-OF-WAY, SAID POINT BEING A 5/8" REBAR; THENCE N88°26'29"E, AND ON THE SOUTH LINE OF SAID 19TH STREET RIGHT-OF-WAY, A DISTANCE OF 70.00 FEET TO A 3/4" REBAR W/PSC; THENCE N01°52'16"W, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 179441.65 SQUARE FEET OR 4.119 ACRES, MORE OR LESS OF WHICH 0.634 ACRES IS NEW DEDICATED ROAD RIGHT-OF-WAY.

The planning commission discussed details of the plat including lot area, easements, setbacks and future development in this area. Those members in attendance were favorable to the project.

AGENDA ITEM: 4B. Public Hearing Hovey Subdivision Final Plat. The Hovey Subdivision consists of 13 residential lots located in the area of East 19th Street and Missouri View Lane, legally described as follows:

A TRACT OF LAND CONSISTING OF PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 29 NORTH, RANGE 9 EAST OF THE 6TH P.M., CITY OF SOUTH SIOUX CITY, DAKOTA COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHEAST CORNER OF LOT 34, MISSOURI VIEW 1ST FILING AND THE NORTHEAST CORNER OF 19TH STREET RIGHT-OF-WAY, SAID POINT BEING A 3/4" REBAR; THENCE ON AN ASSUMED BEARING OF N01°46'07"W AND ON THE EAST LINE OF LOTS 34 AND 35, SAID

MISSOURI VIEW 1ST FILING, A DISTANCE OF 139.90 FEET TO THE SOUTHWEST CORNER OF LOT 45, SAID MISSOURI VIEW 1ST FILING, SAID POINT BEING A 5/8" REBAR; THENCE N88°37'46"E AND ON THE SOUTH LINE OF SAID LOT 45, A DISTANCE OF 460.16 FEET TO A 3/4" REBAR W/PSC; THENCE S01°45'10"E A DISTANCE OF 364.95 FEET TO A 3/4" REBAR W/PSC ON THE NORTH LINE OF LOT 26, SAID MISSOURI VIEW 1ST FILING; THENCE S88°37'42"W AND ON THE NORTH LINE OF LOTS 26, 27, 28, 29, 30, AND 31, SAID MISSOURI VIEW 1ST FILING, A DISTANCE OF 529.92 FEET TO THE SOUTHEAST CORNER OF LOT 33, SAID MISSOURI VIEW 1ST FILING, AND ALSO BEING A 5/8" REBAR; THENCE N01°46'58"W AND ON THE EAST LINE OF SAID LOT 33 A DISTANCE OF 164.83 FEET TO THE NORTHEAST CORNER OF SAID LOT 33 AND THE SOUTH LINE OF SAID 19TH STREET RIGHT-OF-WAY, SAID POINT BEING A 5/8" REBAR; THENCE N88°26'29"E, AND ON THE SOUTH LINE OF SAID 19TH STREET RIGHT-OF-WAY, A DISTANCE OF 70.00 FEET TO A 3/4" REBAR W/PSC; THENCE N01°52'16"W, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 179441.65 SQUARE FEET OR 4.119 ACRES, MORE OR LESS OF WHICH 0.634 ACRES IS NEW DEDICATED ROAD RIGHT-OF-WAY.

Those members in attendance were favorable to the project.

ADJOURNMENT

There being no further business to come before the Commission, Robert Rapp moved and Lyle Todd seconded to adjourn the meeting at 4:24 o'clock P.M. Motion carried with Rapp, Gesell, Todd 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

**CITY OF SOUTH SIOUX CITY, NEBRASKA
PLANNING COMMISSION MINUTES
2/12/2020**

A regular meeting of the Planning Commission of the City of South Sioux City, Nebraska was held at the City Hall Council Chambers on 2/12/2020.

CALL TO ORDER

The meeting was called to order at 4:05 o'clock P.M.

ROLL CALL	Present	Absent	
Arlan Kuehn Chairman	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Martin Hohenstein	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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"/>	Arrived at 4:14

Staff in attendance: Kent Zimmerman and Joe Conley

NOTICE OF PUBLICATION

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OPEN MEETINGS ACT

Kent Zimmerman 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 Mike Wojcik seconded to approve the minutes of the October 23, 2019 , Planning Commission meeting. Motion carried with Morgan, Rapp, Wojcik, Hohenstein and Gotch voting aye.

- ◆ *Sign minute book*

AGENDA ITEM: 4A. Public Hearing Conditional Use Permit Request for a Residential Use in a C3 Zoning District. 2219 Dakota Avenue.

Robert Rapp moved and Mike Wojcik seconded to remove this item from the agenda per the South Sioux City School Board's request. Motion carried with Morgan, Rapp, Wojcik, Hohenstein and Gotch voting aye.

AGENDA ITEM: 4B. Public Hearing Conditional Use Permit Request for a Residential Use in a C3 Zoning District. 204 East 15th Street. Staff and the commission discussed the difference between a conditional use and rezoning as well as the details of converting the former funeral home into 3 residential dwelling units. Owner Chance Brach was present to answer questions about the project.

Robert Rapp moved and Martin Hohenstein seconded to send forward a favorable recommendation to the city council to allow the conditional use permit. Motion carried with Morgan, Rapp, Wojcik, Hohenstein and Gotch voting aye.

AGENDA ITEM: 4C. Adopt Robert's Rules of Order.

Robert Rapp moved and Lance Morgan seconded to adopt Robert's Rules of Order. Motion carried with Morgan, Rapp, Wojcik, Hohenstein and Gotch voting aye.

ADJOURNMENT

There being no further business to come before the Commission, Robert Rapp moved and Lance Morgan seconded to adjourn the meeting at 4:18 o'clock P.M. Motion carried with Morgan, Rapp, Wojcik, 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

PETITION FOR ALLEY VACATION

We, the undersigned, being the owners of record of the abutting real estate, hereby respectfully petition the Mayor and City Council to vacate the following property:

Legal Description: STANTON (P.T. VACATED) Block # 31
16' X 120 EAST-WEST ALLEY between Lots # 3 & # 4
Current Zoning: M-1

Reason for Alley Vacation: To build a larger building on Lots

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 alley vacation procedures attached to 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 5-13-20 in the amount of \$ \$ 440.00. Check # 2031

Property Owner: Luis L. Marquez Phone: (712) 204-6695

Address: 3625 Cedar St. So. Sioux City, Ne.

Signature: Luis L. Marquez

Property Owner: _____ Phone: _____

Address: _____

Signature: _____

Property Owner: _____ Phone: _____

Address: _____

Signature: _____

PLANNING COMMISSION RECOMMENDATION

Public Hearing Date: 6/10/20

Time: 4:00 pm

Commission Recommendation Approve

Deny

No Recommendation

PUBLIC WORKS RECOMMENDATION

Public Hearing Date: 6/15/20

Time: 5:00 pm

Commission Recommendation Approve

Deny

No Recommendation

CITY COUNCIL ACTION

1st Reading Date: 6/22/20

Action: Approve Deny Suspend

2nd Reading Date: 7/13/20

Action: Approve Deny Suspend

3rd Reading Date: 7/27/20

Action: Approve Deny

Ordinance # _____

@ 5:00 pm

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