

# **DESIGN COMMISSION MEETING**

**September 3, 2020**

## **Agenda**

**8:30 A.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 May 6, 2020 and August 6, 2020 Design Commission meetings.

4. NEW BUSINESS

A) 900 Block Dakota Avenue Strip Mall.

5. OLD BUSINESS

6. ADJOURNMENT

**CITY OF SOUTH SIOUX CITY, NEBRASKA**  
**DESIGN COMMISSION MINUTES**  
May 6, 2020

**CALL TO ORDER**

The meeting was called to order at 8:45 o'clock A.M.

<u>ROLL CALL</u>	<u>Present</u>	<u>Absent</u>
Ardel Bengtson	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Larry Meier	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Diane Schoepf	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Deb Schroeder	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Carol Schuldt	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Randy Meyer	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Staff in attendance: Kent Zimmerman

**DID NOT HAVE A QUORUM AT THIS MEETING.**

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**

Staff member 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.

**MINUTES**

No action taken due to lack of a quorum.

**NEW BUSINESS**

**Agenda Item 4A.** Scooter's Coffee 900 Dakota Avenue. Dan Forslund and Ali Alderman-Dreher with Scooter's Coffee were in attendance via phone conference. The commission discussed details of the project including the site access points, building orientation and exterior building details.

Randy Meyer moved and Larry Meier seconded to continue the meeting to May 7, 2020 @ 8:30 am.

The meeting was reconvened Thursday, May 7, 2020 @ 8:34 o'clock A.M.

ROLL CALL	Present	Absent
Ardel Bengtson	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Larry Meier	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Diane Schoepf	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Deb Schroeder	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Carol Schuldt	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Randy Meyer	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Staff in attendance: Kent Zimmerman

Larry Meier moved and Ardel Bengtson seconded to approve the minutes of the October 17, 2019, February 20, 2020 and March 19, 2020 Design Commission meetings. Motion carried with Bengtson, Meier, Schroeder, Schuldt and Meyer voting aye.

**NEW BUSINESS** Scooter's Coffee 900 Dakota Avenue. Dan Forslund and Ali Alderman-Dreher with Scooter's Coffee were in attendance via phone conference to answer questions and provide details of the project. The design commission discussed access to the site, building orientation and exterior design details. Ali explained drive through access and vehicle stacking to occur on site with no vehicles anticipated to sitting on public right of way as their business is quick turn around and site layout providing stacking for 9 vehicles. Staff has submitted the project to the Nebraska DOT for comment.

Larry Meier moved and Randy Meyer seconded to send a favorable recommendation on the project to the city council. Motion carried with Bengtson, Meier, Schroeder, Schuldt and Meyer voting aye.

**OLD BUSINESS** Adoptions of Robert's Rules of Order. This item was carried over from a previous agenda as action was not taken because of lack of a quorum. Randy Meyer moved and Carol Schuldt seconded to adopt Robert's Rules of Order. Motion carried with Bengtson, Meier, Schroeder, Schuldt and Meyer voting aye.

**6. ADJOURNMENT:** There being no further business to come before the Commission Ardel Bengtson moved and Randy Meyer seconded to adjourn the meeting at 8:58AM. Motion carried with Bengtson, Meier, Schroeder, Schuldt and Meyer voting aye.

\_\_\_\_\_  
CHAIRMAN

\_\_\_\_\_  
VICE CHAIRMAN

I, the undersigned Secretary of the Design 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  
DESIGN COMMISSION MINUTES**

August 6, 2020

**CALL TO ORDER**

The meeting was called to order at 8:35 o'clock A.M.

<u>ROLL CALL</u>	<u>Present</u>	<u>Absent</u>
Ardel Bengtson	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Larry Meier	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Diane Schoepf	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Deb Schroeder	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Carol Schuldt	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Randy Meyer	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Staff in attendance: Kent Zimmerman

**DID NOT HAVE A QUORUM AT THIS MEETING.**

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**OPEN MEETINGS ACT**

Staff member 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.

**MINUTES**

No action taken due to lack of a quorum.

**NEW BUSINESS**

**Agenda Item 4A.** 715 1<sup>st</sup> Avenue Terry Kramper storage building. Terry Kramper was present and provided history of the property and details about his project. Larry Meier and Carol Schuldt spoke favorably about the project and thought the proposed building was similar in design to other buildings in the immediate vicinity. Randy Meyer was opposed to the project sighting consistency with voting to keep "machine shed" looking buildings out of the design review area. He referenced other buildings being similar to this project while pointing out enhanced design details were implemented to make the buildings more appealing in an urban environment.

**Agenda Item 4B.** 700 Block of East 8<sup>th</sup> Street. Owner Luis Marquez was present and provided project details. He purchased this property from the Miller family to construct a multiuse building for storage and detail center for his private property and vehicles. This area is industrially zoned and the proposed project is similar to existing buildings in this area. The owner plans to keep

the existing trees to help screen the property. All design commission members were favorable to the project.

**OLD BUSINESS** None.

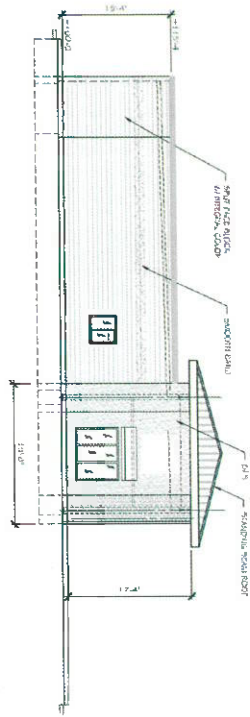
**6. ADJOURNMENT:** There being no further business to come before the Commission Larry Meier moved and Randy Meyer seconded to adjourn the meeting at 8:55AM. Motion carried with Meier, Schuldt and Meyer voting aye.

\_\_\_\_\_  
CHAIRMAN

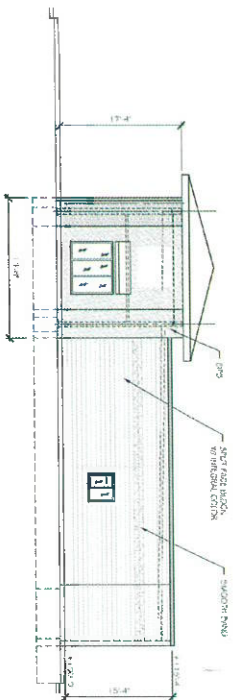
\_\_\_\_\_  
VICE CHAIRMAN

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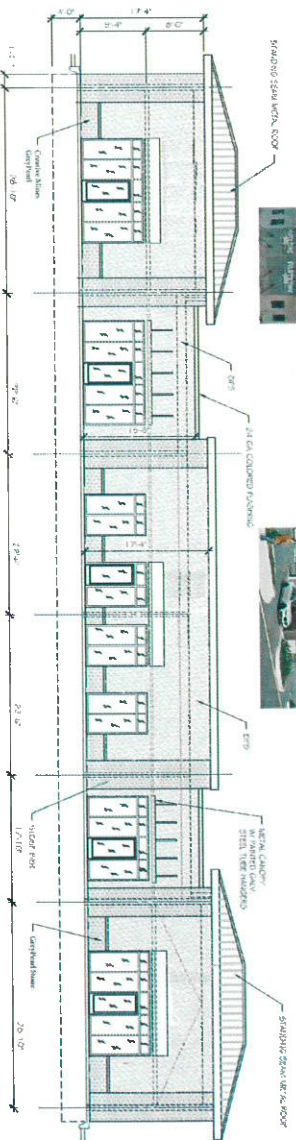
\_\_\_\_\_  
SECRETARY



NORTH ELEVATION  
SCALE 1/8" = 1'-0"



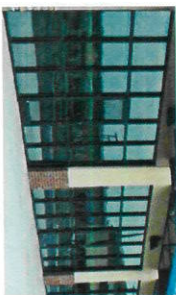
SOUTH ELEVATION  
SCALE 1/8" = 1'-0"



Dakota Ave Elevation  
WEST ELEVATION  
SCALE 1/8" = 1'-0"



Customer: Dakota Ave Elevation  
Contract: 1/23/2020



Dakota Ave Elevation  
Interior View



Dakota Ave Elevation



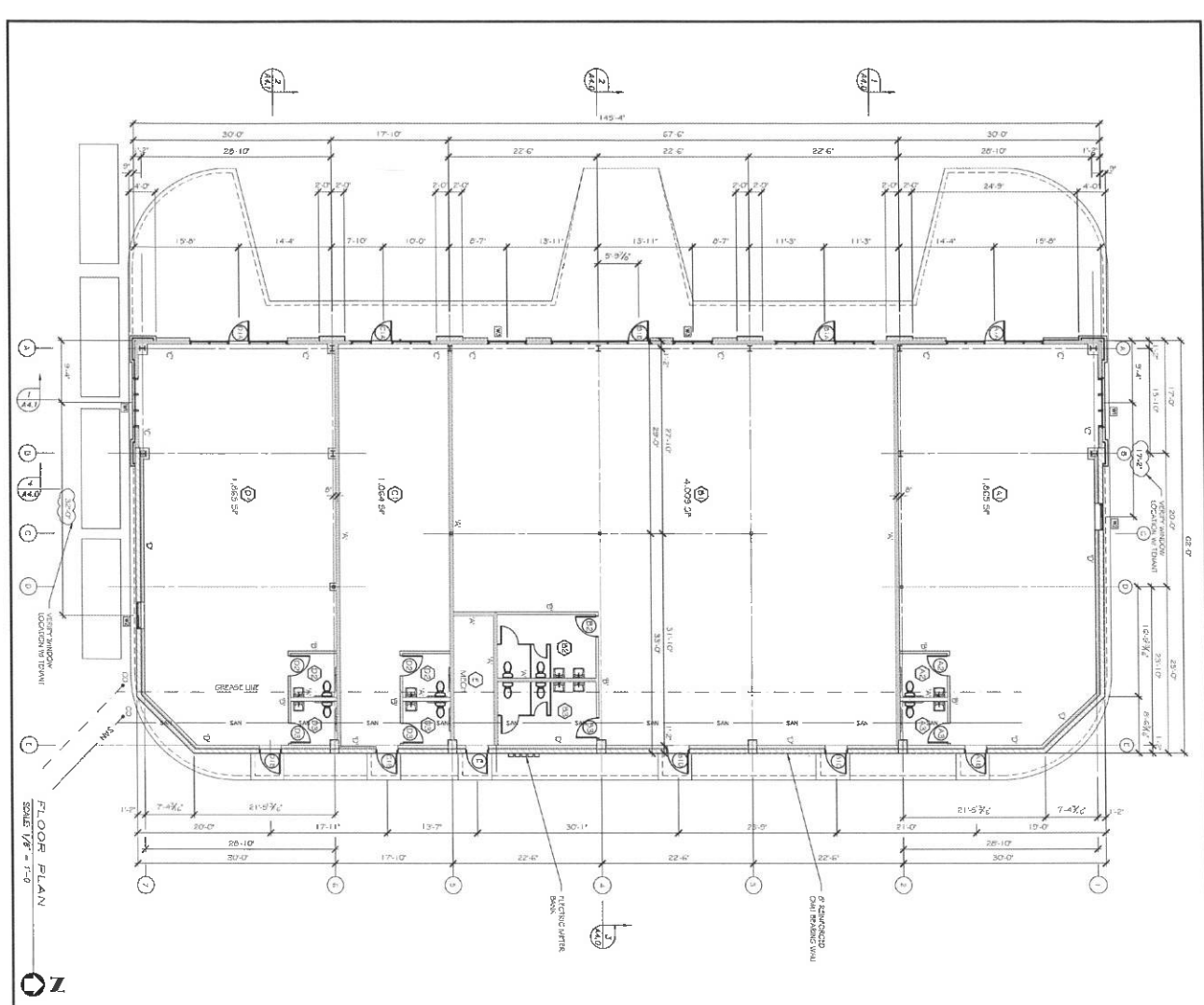
Dakota Ave Elevation

NO.	DATE	REVISION

<b>DESIGNER</b>		<b>CLIENT</b>	
D&B ARCHITECTS		Dakota Ave Elevation	
2000 N. 10th St., Suite 100		1000 N. 10th St., Suite 100	
Sioux Falls, SD 57105		Sioux Falls, SD 57105	
TEL: 605.336.4444		TEL: 605.336.4444	
WWW.D&BARCHITECTS.COM		WWW.D&BARCHITECTS.COM	
PROJECT NO. 1000-01-1000-01		PROJECT NO. 1000-01-1000-01	
DATE: 02/28/20		DATE: 02/28/20	
BY: [Signature]		BY: [Signature]	
[Signature]		[Signature]	
[Signature]		[Signature]	





FLOOR PLAN  
 SCALE 1/8" = 1'-0"  
 NORTH

NO.	DATE	REVISION
<b>BALCON CRANE DESIGN, INC.</b> 1000 WEST 15TH AVENUE DENVER, COLORADO 80202		FLOOR PLAN CRANE/CABLE DEVELOPMENT 501 SOUTH GUY, NE CHASE AMBASSADOR SOUTH SLOPE CITY, NE 0719-0741   A-110 Aug 17, 2009 - 2:10pm

