

**A PLANNING COMMISSION AGENDA**  
**Wednesday, November 11, 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 August 12, 2020 Planning Commission meeting.

4. NEW BUSINESS

- a) **Public Hearing Conditional Use 400 Block of Riverview Drive for a single family dwelling and duplex in a C2 zoning district. Legally described as:**

Property ID 220018782 – Lots 9, 10, 11, 12 and ½ vacated Abbott Street adjacent thereto Block 78 Covington Addition

Property ID 220072005 – Lots 2 and 3 and ½ vacated Abbott Street adjacent thereto Block 27 Stanton Addition

- b) Gail Curry resignation from the planning commission.

ADJOURNMENT

**CITY OF SOUTH SIOUX CITY, NEBRASKA  
PLANNING COMMISSION MINUTES  
8/12/2020**

A regular meeting of the Planning Commission of the City of South Sioux City, Nebraska was held at the City Hall Council Chambers on 8/12/2020.

**CALL TO ORDER**

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

ROLL CALL	Present	Absent
Arlan Kuehn Chairman	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Robert Rapp	<input checked="" type="checkbox"/>	<input type="checkbox"/>
John Lounsbury	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lyle Todd	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mike Wojcik	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Martin Hohenstein	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gail Curry	<input type="checkbox"/>	<input checked="" type="checkbox"/> Arrived at 4:05
Bret Gotch	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
Lance Morgan Alternate	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Staff in attendance: Kent Zimmerman and Joe Conley

**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**

Brett Gotch moved and Robert Rapp seconded to approve the minutes of the June 10, 2020, Planning Commission meeting. Motion carried with Kuehn, Rapp, Lounsbury, Todd, Hohenstein and Gotch voting aye.

- ◆ *Sign minute book*

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**AGENDA ITEM:** 4a. Public Hearing Conditional Use 524 West 15<sup>th</sup> Street for a single family dwelling in a C3 zoning district, legally described as lots 14, 15 and 16 Block 7 Martins Addition.

A brief discussion was held regarding the compatibility of the proposed use and the commission established that this area is residential in character and the proposed use is fitting for this location.

Robert Rapp moved and Gail Curry seconded to send a favorable recommendation to the city council for the conditional use permit request. Motion carried with Kuehn, Rapp, Lounsbury, Todd, Hohenstein, Curry and Gotch voting aye.

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**ADJOURNMENT**

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

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CHAIRMAN

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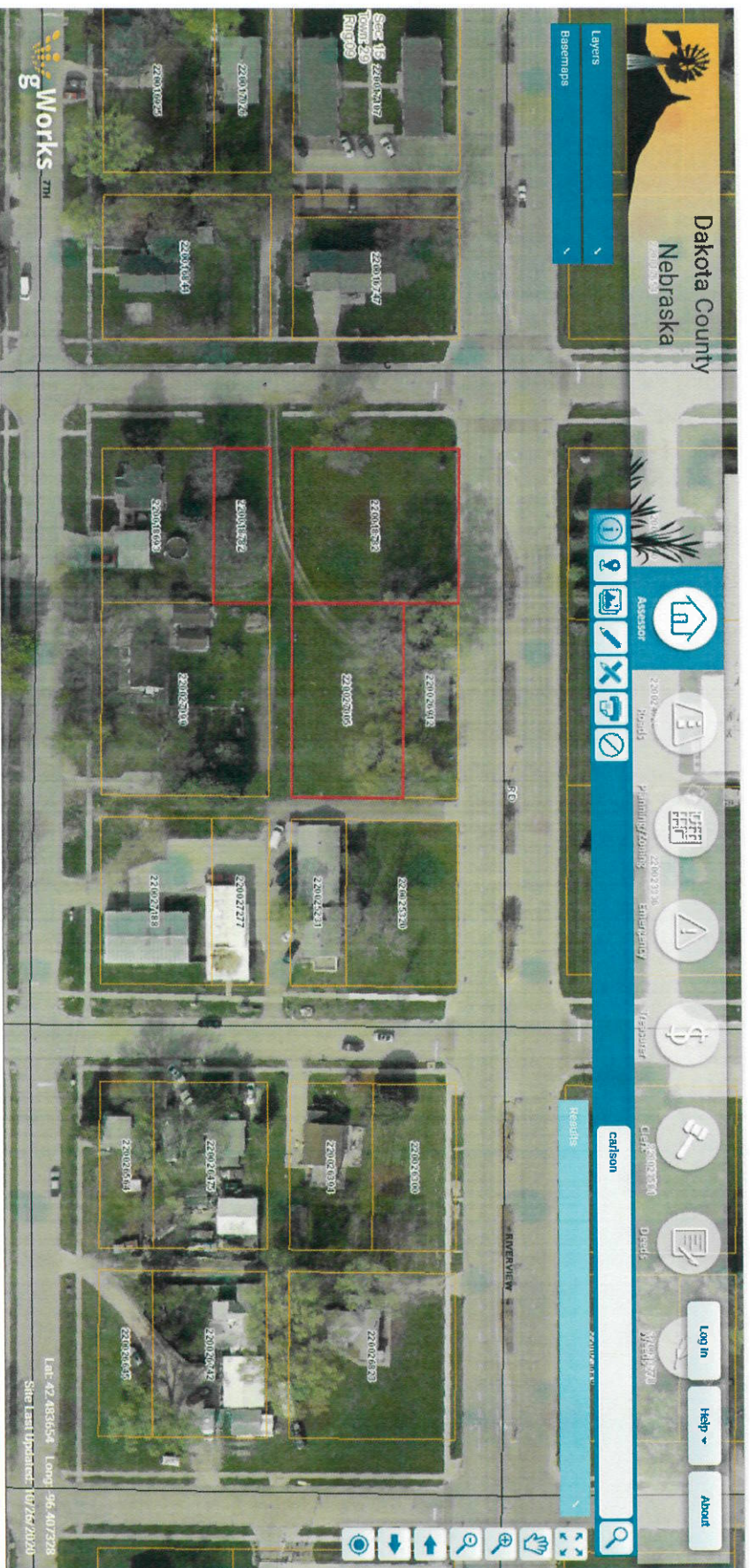
VICE CHAIRMAN

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.

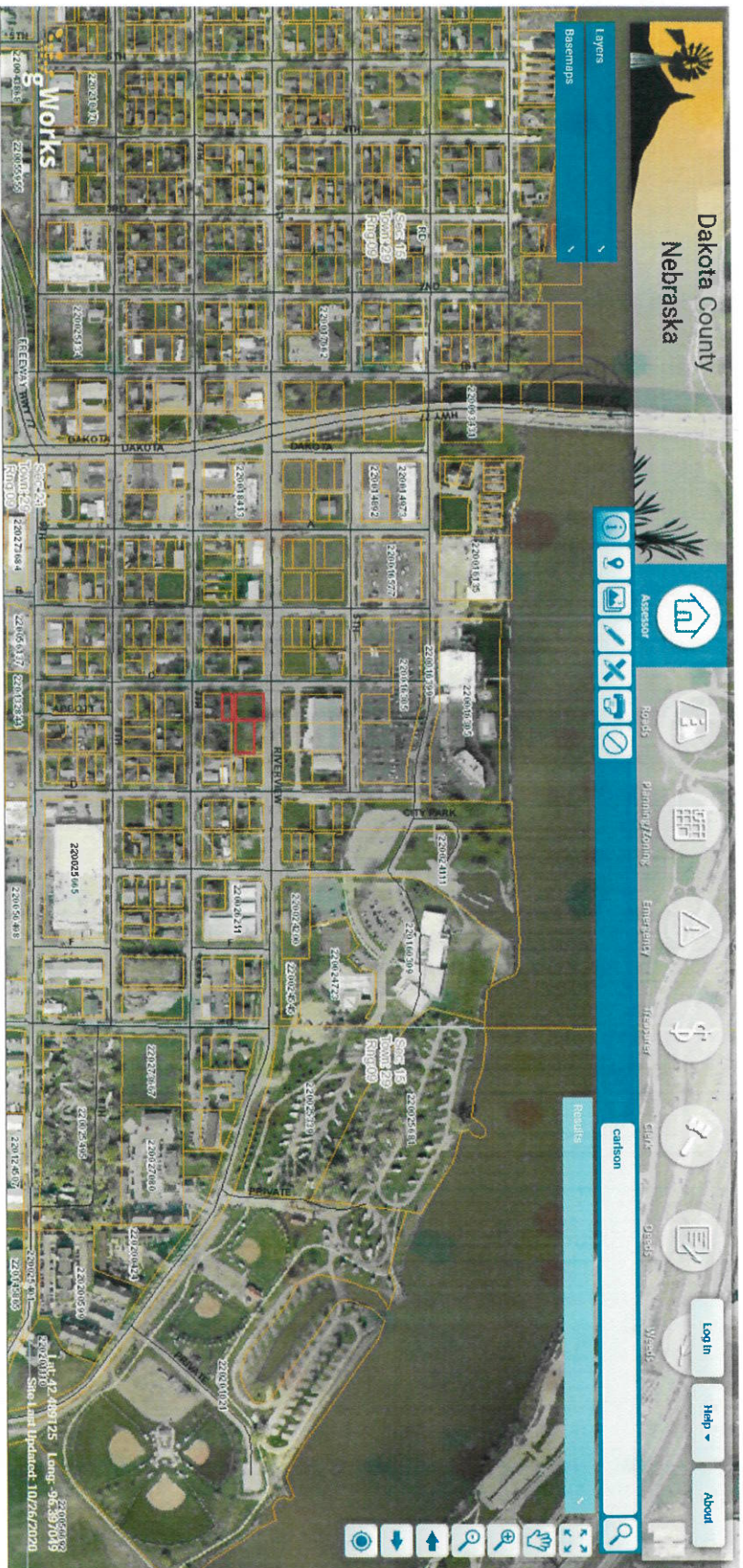
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SECRETARY

Carlson Enterprises and Hector Alamillo  
Conditional Use Permit request for a residential use in a C2 zoning district. – Hector Alamillo and Emma Fernandez would like to build a single family dwelling and a duplex in the 400 Block of Riverview Drive.



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City of South Sioux City, Inspection Service Department, 1615 1<sup>st</sup> Avenue, South Sioux City, NE 68776  
Phone: 402-494-7518 Fax: 402-494-6215 Email: [EMMIL@CSDIUSIOUXNE.GOV](mailto:EMMIL@CSDIUSIOUXNE.GOV)

**CONDITIONAL USE PERMIT APPLICATION**

Fee: \$100.00

Brief description: Purchase purpose to use current vacant lot to build a residence and a multi-unit property.

**Applicant**

Name: Hector Alamillo <sup>Hector</sup>  
Address: 1721 1<sup>st</sup> street <sup>Emma Fernandez</sup>  
City/State/Zip: Nebraska City NE 68781 Phone: 712-233-0083  
Mobile: \_\_\_\_\_ Fax: \_\_\_\_\_

**Owner (if other than applicant)**

Name: Carlson Enterprises Phone: \_\_\_\_\_  
Address: \_\_\_\_\_ Mobile: \_\_\_\_\_  
City, State/Zip: \_\_\_\_\_ Fax: \_\_\_\_\_

**Location**

Address: TRSD Property ID #: 220018782  
City, State, Zip: South Sioux City, NE 68776 Zoning: C2

Legal Description: Lot(s): \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_

**Unplatted Legal Description:**

Single Family - 220018782 lots 9, 10, 11, 12 and 1/2 Hatched Area  
Street Adjacent Thru to Block 78 Courtyard Addition  
Duplex - 220018005 lots 2 and 3 and 1/2 Hatched Area  
Street Adjacent Thru to Block 77 Stanton Addition

Public Works 10/29/20  
Planning Commission 11/11/20 @ 4:00pm  
Public Works 11/19/20 @ 5:00pm  
City Council 11/23/20 @ 5:00pm