

A PLANNING COMMISSION AGENDA
Wednesday, January 13, 2021
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 November 11, 2020 Planning Commission meeting.

4. NEW BUSINESS

- a) **Public Hearing Conditional Use 419 Golf Road for short term commercial AIR B&B rentals in an AGT zoning district.** The rentals include an existing tree house for overnight guests and a future hobbit house.

Legally described as:

Property ID 220069735. THAT PART LOT 4 LYING NORTH & WEST OF COUNTY ROAD EXCEPT WEST 168 FEET 20-29-9 CONTAINING 4 ACRES MORE OR LESS.

- b) **Public Hearing Rezoning All American Subdivision.** The Community Development Agency has submitted a request to rezoning certain lots from heavy commercial zoning (C4) to medium commercial zoning (C3). Legally described as: All American Subdivision Replat 1, Lots 1R, 5R, 6R Tract 2, 7R 8R and 12R South Sioux City, Dakota County, Nebraska.

- c) Elect officers for 2021.

ADJOURNMENT

**CITY OF SOUTH SIOUX CITY, NEBRASKA
PLANNING COMMISSION MINUTES**

11/11/2020

A regular meeting of the Planning Commission of the City of South Sioux City, Nebraska was held at the City Hall Council Chambers on 11/11/2020.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
Lyle Todd	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mike Wojcik	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Martin Hohenstein	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
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

Robert Rapp moved and Brett Gotch seconded to approve the minutes of the August 12, 2020, Planning Commission meeting. Motion carried with Kuehn, Rapp, Todd, Wojcik and Gotch voting aye.

♦ *Sign minute book*

AGENDA ITEM: 4 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

The commission discussed the location and requirements for a conditional use permit.

Robert Rapp moved and Brett Gotch seconded to send a favorable recommendation to the city council on the conditional use request, as this block is residential in character and the proposed use is appropriate. Motion carried with Kuehn, Rapp, Todd, Wojcik and Gotch voting aye.

AGENDA ITEM: 4b) Gail Curry resignation from the planning commission. The commission discussed the need and desire to fill all of the vacant positions. No action taken.

ADJOURNMENT

There being no further business to come before the Commission, Robert Rapp moved and Brett Gotch seconded to adjourn the meeting at 4:15 o'clock P.M. Motion carried with Kuehn, Rapp, Todd, Wojcik 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: 1 Bedroom 1/2 Bath Treehouse & 1/2 Rabbit Hole
Rental via airbnb.

Our goal + mission statement is to
disconnect from the electronic world
reconnect w/ each other.
Our desire was to bring revenue to SSC - offer
something unique + inviting which it has + continues
to do.

Applicant

Name: Darwin Knecht Phone: 712 301 4007
Address: 419 Golf Rd Mobile: /
City, State Zip: SSC NE 68776 Fax: /

Owner (if other than applicant)

Name: / Phone: /
Address: / Mobile: /
City, State Zip: / Fax: /

Location

Address: 419 Golf Rd Property ID #: 220069735
City, State, Zip: South Sioux City, NE 68776 Zoning: Ag TRANS.

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

Unplatted Legal Description:

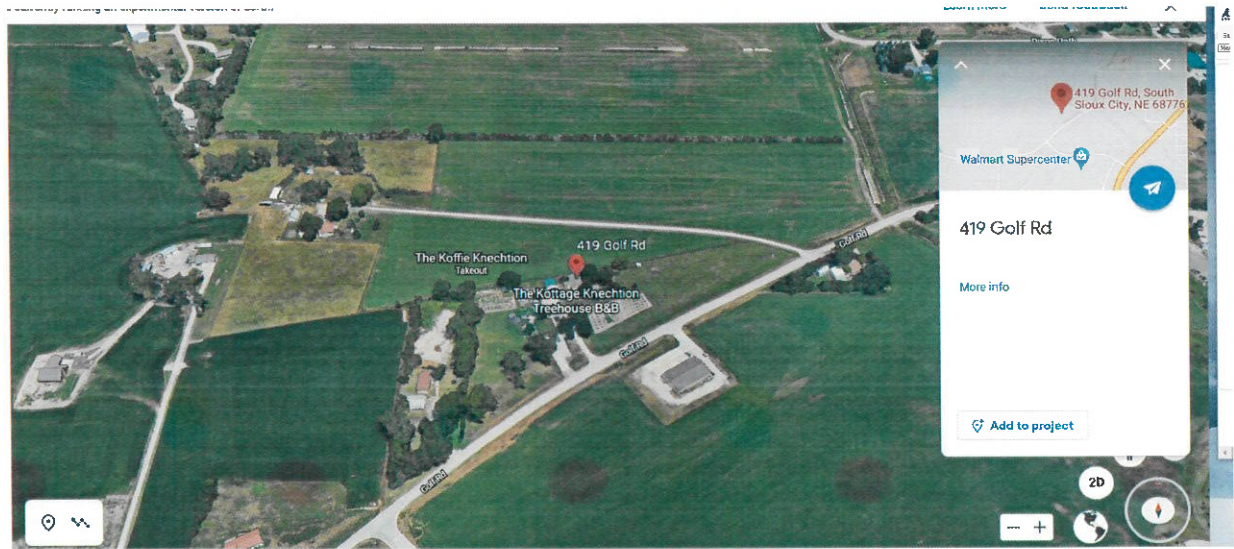
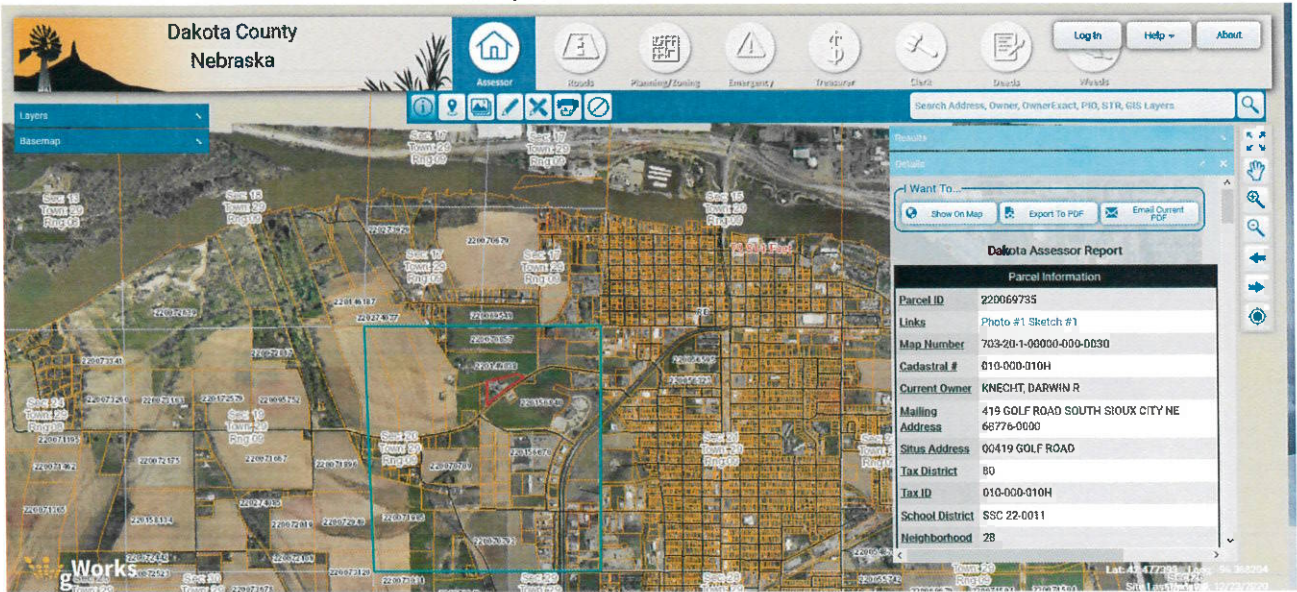
That Part of Lot 4 lying north & west of County Road
Except west 168 feet 20-29-9 4 ACRES

Public Hearing Dates:

Planning Commission 1/13/21 @ 4:00 pm
Public Works 1/18/21 @ 5:00 pm
City Council 1/25/21 @ 5:00 pm

December 23, 2020

419 Golf Road – Conditional Use Permit Request for Short Term Rental in AGT Zoning District.



PETITION FOR A CHANGE OF ZONING

We, the undersigned, being the owners of record of said real estate, hereby respectfully petition the Mayor and City Council to rezone the following property from the present zoning classification of _____ to _____.

Legal Description: All American Subdivision Replat 1, Lot 6 R T M T E, 7 R, 8 R, 8 R, 1 R & 12 R

Reason for Zoning Change: Rezone certain lots to restrict heavy commercial uses from key corner 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 rezoning procedures and a copy of 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 _____ in the amount of \$ _____.

Property Owner: Community Development Agency Phone: _____

Address: _____

Signature: [Signature]

Property Owner: _____ Phone: _____

Address: _____

Signature: _____

PLANNING COMMISSION RECOMMENDATION

Public Hearing Date: 1/13/21 @ 4:00 PM

Commission Recommendation ☐ Approve ☐ Deny

PUBLIC WORKS

Meeting Date: 1/18/21 @ 5:00 PM

Recommendation ☐ Approve ☐ Deny ☐ No Recommendation

CITY COUNCIL ACTION

1st Reading Date: 1/25/21 @ 5:00 PM Action: ☐ Approve ☐ Deny ☐ Suspend

2nd Reading Date: 2/8/21 @ 5:00 PM Action: ☐ Approve ☐ Deny ☐ Suspend

3rd Reading Date: 2/22/21 @ 5:00 PM Action: ☐ Approve ☐ Deny

Ordinance # _____

December 23, 2020

CDA – All American Subdivision Rezoning Request from C4 to C3

This screenshot shows the Dakota County Assessor's web application. The map displays a grid of parcels in a residential area. One parcel, located in the lower-left quadrant of the map, is highlighted with a red border. The right-hand panel displays the 'Dakota Assessor Report' for the selected parcel.

Parcel Information	
Parcel ID	220157170
Links	Photo #1
Map Number	703-00-0-10505-000-0006
Cadastral #	010-000-010H
Current Owner	COMMUNITY DEVELOPMENT AGENCY OF SSC-NE
Mailing Address	1615 FIRST AVENUE SOUTH SIOUX CITY NE 68776-0000
Site Address	
Tax District	5
Tax ID	010-000-010H
School District	SSC 22-0011

This screenshot shows the same Dakota County Assessor's web application, but with a different set of parcels highlighted. A 2x4 grid of parcels in the center-left area of the map is highlighted with red borders. The right-hand panel displays the 'Dakota Assessor Report' for the selected parcel.

Parcel Information	
Parcel ID	220157170
Links	Photo #1
Map Number	703-00-0-10505-000-0006
Cadastral #	010-000-010H
Current Owner	COMMUNITY DEVELOPMENT AGENCY OF SSC-NE
Mailing Address	1615 FIRST AVENUE SOUTH SIOUX CITY NE 68776-0000
Site Address	
Tax District	5
Tax ID	010-000-010H
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December 23, 2020

CDA – All American Subdivision Rezoning Request from C4 to C3

