

A PLANNING COMMISSION AGENDA
Wednesday, April 14, 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 January 13, 2021 Planning Commission meeting.

4. NEW BUSINESS

- a) **Public Hearing Alley Vacation 500 Block of West 9th Street.** Business owner Dave McArthur has submitted a request to vacate the east west alley in block 114, Covington Addition for a building expansion. Legally described as the East West Alley, Block 114, Covington Addition, South Sioux City, NE

ADJOURNMENT

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

1/13/2021

A regular meeting of the Planning Commission of the City of South Sioux City, Nebraska was held at the City Hall Council Chambers on 1/13/2021.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
Mike Wojcik	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Martin Hohenstein	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Gary Ogden	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Bret Gotch	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tim Pickinpaugh	<input checked="" 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 Brett Gotch seconded to approve the minutes of the November 11, 2020 Planning Commission meeting. Motion carried with Kuehn, Rapp, Ogden, Gotch and Pickinpaugh voting aye.

- ◆ *Sign minute book*

AGENDA ITEM: 4a. 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.

Arlan Kuehn opened the public hearing. Property owners Darwin and Maureen Knecht were present and provided the planning commission the history, current status and future plans for their property involving the treehouse and hobbit house currently under construction. Staff gave a brief explanation about current zoning, allowable uses and conditional uses allowed in the AGT zoning district.

Robert Rapp moved and Brett Gotch seconded to send a favorable recommendation on the conditional use permit request as submitted. Motion carried with Kuehn, Rapp, Ogden, Gotch and Pickinpaugh voting aye.

AGENDA ITEM: 4b. 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.

Arlan Kuehn opened the public hearing. Staff gave a brief description of the rezoning request with Oscar Gomez stating that the community development agency has sought the guidance from a local commercial marking firm who advised rezoning to attract buyers. The planning commission then discussed the differences in allowable uses in the various commercial zoning districts.

Robert Rapp moved and Brett Gotch seconded to send a favorable recommendation to the city council on the rezoning request. Motion carried with Kuehn, Rapp, Ogden, Gotch and Pickinpaugh voting aye.

AGENDA ITEM: 4c. elect Officers for 2021.

After a brief discussion Robert Rapp moved and Brett Gotch seconded to elect Arlan Kuehn chairman, Bret Gotch vice chairman and Robert Rapp secretary. Motion carried with Kuehn, Rapp, Ogden, Gotch and Pickinpaugh voting aye.

ADJOURNMENT

There being no further business to come before the Commission the meeting was adjourned at 4:22 o'clock P.M.

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: EAST WEST ALLEY Block 114 COUINGTON ADDITION

Reason for Alley Vacation: ADDITION ON NORTH SIDE OF SHEET METAL FAB SHOP
20x130 ADDRESS BY H&R CONST.

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 _____ in the amount of \$ _____.

Property Owner: Dave McArthur Phone: 402-494-4269 Shop
Address: 501 W 9th STREET PO Box 7 712-490-764
Signature: Dave McArthur

Property Owner: _____ Phone: _____
Address: _____
Signature: _____

Property Owner: _____ Phone: _____
Address: _____
Signature: _____

PLANNING COMMISSION RECOMMENDATION

Public Hearing Date: 4/14/21 Time: 4:00 pm
Commission Recommendation Approve Deny No Recommendation

PUBLIC WORKS RECOMMENDATION

Public Hearing Date: 4/19/21 Time: 5:00 pm
Commission Recommendation Approve Deny No Recommendation

CITY COUNCIL ACTION

1st Reading Date: 4/26/21 @ 5:00 pm Action: Approve Deny Suspend
2nd Reading Date: 5/10/21 @ 5:00 pm Action: Approve Deny Suspend
3rd Reading Date: 5/25/21 @ 5:00 pm Action: Approve Deny

Ordinance # _____

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

3/25/21 501 West 9th Street - McArthur Sheet Metal Alley Vacation Request

East west alley Block 114 Covington Addition, located in the 500 Block of West 9th Street

