

A PLANNING COMMISSION AGENDA
Wednesday, April 28, 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 April 14, 2021 Planning Commission meeting.

4. NEW BUSINESS

- a) **Public Hearing Conditional Use Permit for a Recreational Campground at 465 Dixon Path in and Agricultural Transitional Zoning District (AGT)-** Property owners Christopher and Robin McGinty have submitted a request to develop a recreational campground in an AGT zoning district, consisting of approximately 140 recreational camp sites developed in 3 phases.

ADJOURNMENT

CITY OF SOUTH SIOUX CITY, NEBRASKA
PLANNING COMMISSION MINUTES
4/14/2021

A regular meeting of the Planning Commission of the City of South Sioux City, Nebraska was held at the City Hall Council Chambers on 4/14/2021.

CALL TO ORDER

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

ROLL CALL	Present	Absent
Arlan Kuehn Chairman	<input type="checkbox"/>	<input checked="" type="checkbox"/> Arrived at 5:02
Robert Rapp	<input checked="" type="checkbox"/>	<input type="checkbox"/>
John Lounsbury	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Chance Bracht	<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"/>
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

Bret Gotch 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 Tim Pickinpaugh seconded to approve the minutes of the January 13, 2021, Planning Commission meeting.

Motion carried with Rapp, Lounsbury, Bracht, Hohenstein, Ogden, Gotch, and Pickinpaugh voting aye.

♦ *Sign minute book*

AGENDA ITEM: 4A. Public Hearing Alley Vacation 500 Block of West 9th Street.

Dave Mc Arthur 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

Arlan Kuehn opened the public hearing for comment. Staff stated the property owner had called locates for the alley and notice was sent to the various utilities informing them of the request to vacate the alley. No utilities were found in the alley and was confirmed by email notification to staff. The purpose for the alley vacation is for a building expansion.

Robert Rapp moved and Martin Hohenstein seconded to send a favorable recommendation to the city council to vacate the alley. Motion carried with Rapp, Lounsbury, Bracht, Hohenstein, Ogden, Gotch, and Pickinpaugh voting aye.

ADJOURNMENT

There being no further business to come before the Commission Robert Rapp moved and Martin Hohenstein seconded to adjourn the meeting at 4:17 o'clock P.M. Motion carried with Rapp, Lounsbury, Bracht, Hohenstein, Ogden, Gotch, and Pickinpaugh 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: Development of a basic campground in rural
South Sioux City NE.

Applicant

Name: Christopher McGinty

Phone: _____

Address: 465 Dixon Path

Mobile: 712-577-7253

City, State Zip: South Sioux City, NE 68776

Fax: _____

Owner (if other than applicant)

Name: _____

Phone: _____

Address: _____

Mobile: _____

City, State Zip: _____

Fax: _____

Location

Address: _____

Property ID #: _____

City, State, Zip: South Sioux City, NE 68776

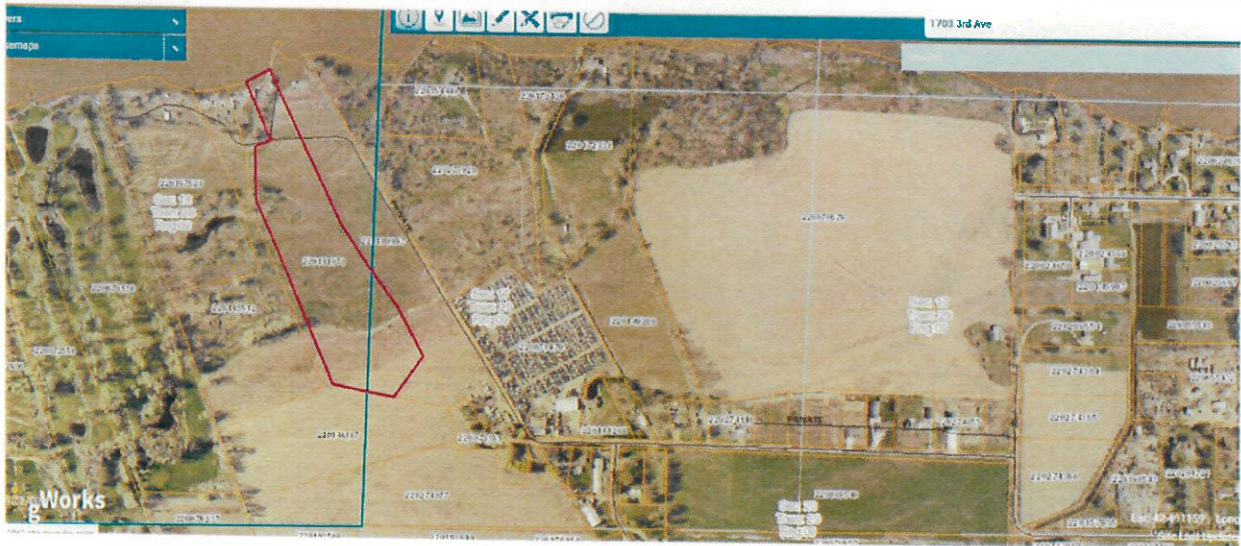
Zoning: AGT

Legal Description: Lot(s): Tract 5 Block: _____ Subdivision: _____

Unplatted Legal Description: A tract of land as accretion land to government
lots 5 and 6 in section 20, township 29 north range 9 east of
the 6th pm Dakota county nebraska.

P & Z - Wednesday, April 28, 2020 @ 4:00 pm
Public Works - Monday, May 3, 2021 @ 5:00 pm
City Council - Monday, May 10, 2021 @ 5:00 pm

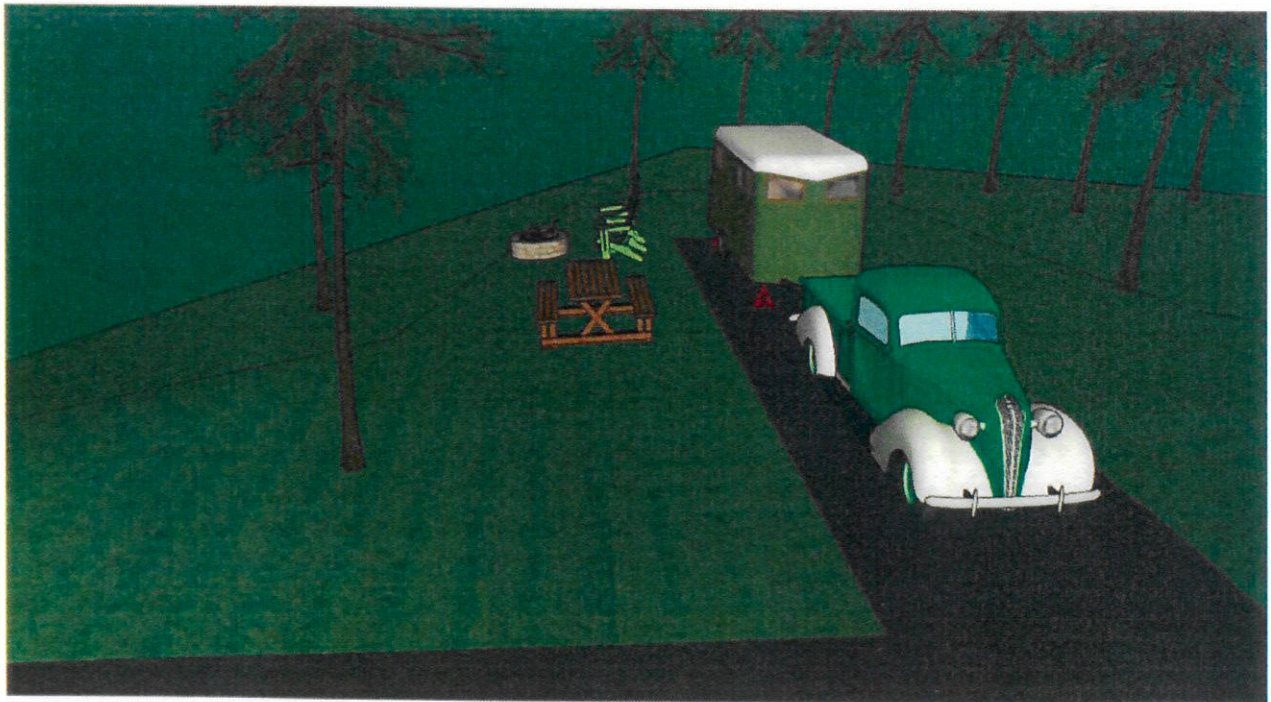
McGinty 465 Dixon Path – Conditional Use Permit Request for a recreational vehicle campground in an AGT zoning district. Subject property outlined in red below.



McGinty Sandbur Ranch & Recreation

Overview: This project is a rustic campground nestled on the Missouri River in South Sioux City, NE. The campground will be located on the private property of Christopher McGinty. Access to the campground is provided by an open easement road., as specified in the Plat of Survey

Goal: Provide a recreational opportunity to enjoy the scenery and natural objects of rural South Sioux City, NE.



The plan is broken out into 3 phases.

Phase 1: 1.62 acres of land closest to the river. Ten camping spots (pull through and back in) will be available in this phase



BEACH AREA

CABANA

GRASS AREA



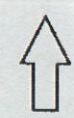
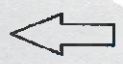
PARKING AREA

CASEY'S SPOT

ADD'L
PARKING
AREA

EXIT

ENTRANCE



Phase 2:

2.98 acres of land adjacent to Phase 1, with a road in between. Thirty to forty camping spots (pull through, back in, tents,) will be available in this phase.



Phase 3:

8.14 acres of land adjacent to Phase 2. Approximately eighty camping spots (pull through, back in, tents,) will be available in this phase.

Amenities and Services

- Each campsite will have a picnic table and fire ring
- Access to riverfront
- Trash dumpster
- 2 porta potties
- Electrical hookup
- Vehicle parking space
- RV trailer dump station
- Access to common area with shelter, grill, fire pit, volleyball court



**McGinty Sandbur
Ranch and Recreation**

Rules and Regulations

We have established the following general guidelines to help ensure your safety and enjoyment. Those who choose not to observe these guidelines may be asked to leave the campground without any form of a refund.

SPEED LIMIT:

The speed limit is 10 mph. Please observe our speed limit to ensure the safety of all our guests.

SITE OCCUPANCY:

Only one (1) RV is allowed per campsite.

CHILDREN:

Guests are responsible for all behavior of children in their care. All children under the age of 14 must be accompanied by an adult 18 or older.

AFTER DARK:

In order to ensure safety after dark, please carry a flashlight. No bike or scooter riding after dark.

TRASH:

Please place all trash in the designated dumpster.

CLOTHESLINES:

Are prohibited, along with hanging of laundry.

FIREWORKS AND FIREARMS:

Prohibited on campground property. This includes BB, airsoft and pellet guns. Fireworks are allowed for a designated period over the 4th of July holiday.

PETS:

Pets must be kept on leashes with a six foot maximum length. No excessive barking allowed. Pets must be walked by a responsible person and picked up after immediately. Maximum of 3 pets per campsite.

RIVER:

No lifeguard is on duty. Swim at your own risk. Children under 14 must wear a life jacket when within 3 feet of the river.

DISRUPTIVE OR ILLEGAL ACTIVITIES:

No illegal, disruptive, or offensive activities shall be conducted at the campground, nor shall anything be done within the campground that is or could become an unreasonable annoyance or nuisance to neighboring sites.

Abusive or disruptive behavior directed at campground owners or other people will not be tolerated.

DAMAGES:

Customers are responsible for all damage or destruction of property, and any injury to persons, caused by the guest or their family, visitors or pets. We reserve the right to charge guests accordingly for any damage they cause to the grounds or facilities.

QUIET HOURS:

Quiet hours are between midnight and 6 am, unless there is a designated, campground run event taking place. No loud music during quiet hours.

CHECK IN/CHECK OUT:

Check in: 1:00 PM – 5:00 PM

Check Out: 11:00 AM

CAMPFIRES

Campfires are allowed within the fire rings provided.

EMERGENCIES:

Notify campground owners, or dial 911.

DUMP STATION:

Sewer may be dumped at the dump station provided by the campground.

FEES

RV Camper

Daily \$25

Weekly (7 days): \$125

Monthly (year round): \$275 plus electric

Firewood and bottled water are available for purchase.

HOLIDAYS:

Memorial Day weekend, 3rd, 4th and 5th of July, and Labor Day weekend there is a 50% increase in fees