

**A PLANNING COMMISSION AGENDA**  
**Wednesday, September 8<sup>th</sup> 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 July 28, 2021 and August 11, 2021 Planning Commission meetings.

4. NEW BUSINESS

- a) **Lot Split** - Ricky Robertson request for a lot split to allow the expansion of the bus transportation facility located at 323 West 39<sup>th</sup> Street, legally described as;

A TRACT OF LAND LOCATED IN PART OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 28, TOWNSHIP 29 NORTH, RANGE 9 EAST OF THE 6TH P.M., CITY OF SOUTH SIOUX CITY, DAKOTA COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 28, AND ASSUMING THE SOUTH LINE OF SAID SW1/4 TO HAVE A BEARING OF S87°39'54"W; THENCE S87°39'54"W AND ON SAID SOUTH LINE SW1/4 A DISTANCE OF 650.04 FEET; THENCE N02°20'06"W AND PERPENDICULAR TO SAID SOUTH LINE SW1/4, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A 1/2" IRON PIN ON THE NORTH RIGHT-OF-WAY LINE OF W 39TH STREET; THENCE N02°25'46"W AND ON THE WEST LINE OF A TRACT PREVIOUSLY SURVEYED BY T.J. LAMPRECHT, L.S. #589, AND ON AN EXTENSION THEREOF, A DISTANCE OF 499.92 FEET; THENCE N87°36'22"E AND ON THE SOUTH LINE OF A TRACT OF LAND PREVIOUSLY SURVEYED BY D.J. MORDHORST, L.S. #460, 9/23/2003, A DISTANCE OF 145.31 FEET TO A 3/4" REBAR W/PSC; THENCE S02°16'45"E, A DISTANCE OF 157.54 FEET TO AN IRON PIN W/PSC #589; THENCE S02°25'20"E AND ON THE EAST LINE OF SAID PREVIOUSLY SURVEYED TRACT BY T.J. LAMPRECHT, A DISTANCE OF 302.98 FEET TO A 1/2" IRON PIN ON SAID NORTH RIGHT-OF-WAY LINE OF WEST 39TH STREET; THENCE S87°44'13"W AND ON SAID NORTH RIGHT- OF-WAY LINE, A DISTANCE OF 5.00 FEET TO A 3/4" REBAR W/PSC; THENCE S02°25'17"E AND ON THE EAST LINE OF SAID PREVIOUSLY SURVEYED TRACT BY T.J. LAMPRECHT, A DISTANCE OF 39.49 FEET; THENCE S87°38'04"W AND ON SAID NORTH RIGHT-OF-WAY LINE OF W 39TH STREET, 139.85 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 72391 SQUARE FEET OR 1.66 ACRES, MORE OR LESS.

5. ADJOURNMENT

**CITY OF SOUTH SIOUX CITY, NEBRASKA**  
**PLANNING COMMISSION MINUTES**  
7/28/2021

A regular meeting of the Planning Commission of the City of South Sioux City, Nebraska was held at the City Hall Council Chambers on 7/28/2021.

**CALL TO ORDER**

The meeting was called to order at 4:06 o'clock P.M.

ROLL CALL	Present	Absent
Arlan Kuehn Chairman	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Robert Rapp	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
Tim Pickinpaugh	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lance Morgan Alternate	<input 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**

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.

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**APPROVE MINUTES**

Martin Hohenstein moved Tim Pickinpaugh seconded to approve the minutes of the July 14, 2021, Planning Commission meeting.

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

◆ *Sign minute book*

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**AGENDA ITEM:** 4 a) Public Hearing Rezoning – A tract of land located in the 2700 Block of Dakota in Block 8 of the First Railway Addition from M2 to C3 legally described as;

A TRACT OF LAND IN BLOCK 8 OF FIRST RAILWAY ADDITION TO THE CITY OF SOUTH SIOUX CITY, NEBRASKA, DAKOTA COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 6, BLOCK 8, OF SAID FIRST RAILWAY ADDITION; THENCE ON THE NORTH RIGHT OF WAY LINE OF 28TH STREET, S87°49'33"W, 109.41 FEET; THENCE N01°17'00"W, 68.00 FEET; THENCE S88°40'43"W, 233.09 FEET; THENCE S76°46'33"W, 12.15 FEET TO THE EAST RIGHT OF WAY LINE OF DAKOTA AVENUE; THENCE N60°17'37"E, 396.78 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 8, OF SAID FIRST RAILWAY ADDITION, SAID POINT ALSO BEING ON THE WEST RIGHT OF WAY LINE OF "A" STREET; THENCE ON SAID WEST RIGHT OF WAY LINE, S02°30'52"W, 252.55 FEET TO THE POINT OF BEGINNING, CONTAINING 0.91 ACRES MORE OR LESS.

ALSO INCLUDING:

THE SOUTHERLY 25.00 FEET OF THE BURLINGTON NORTHERN AND SANTA FE COMPANY 100.00' BRANCH LINE RIGHT OF WAY ABUTTING THE NORTH LINE OF BLOCK 8, FIRST RAILWAY ADDITION TO THE CITY OF SOUTH SIOUX CITY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 8 OF SAID FIRST RAILWAY ADDITION; THENCE ON THE NORTH LINE SAID BLOCK 8, S60°17'37"W, 396.78 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF DAKOTA AVENUE; THENCE ON SAID EAST LINE, N02°17'05"W, 28.16 FEET; THENCE N60°17'37"E, 396.65 FEET; THENCE S02°30'52"E, 28.11 FEET TO THE POINT OF BEGINNING, CONTAINING 0.22 ACRES MORE OR LESS.

The rezoning public hearing was open for comment and there being no one present the hearing was closed. Staff gave a brief description of the current M-2 zoning and the adjacent C-3 zoning.

After a brief discussion Gary Ogden moved and Martin Hohenstein seconded to send a favorable recommendation to the city council on the zoning change request. Motion carried with Lounsbury, Bracht, Hohenstein, Ogden and Pickinpaugh voting aye.

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**ADJOURNMENT**

There being no further business to come before the Commission Martin Hohenstein moved and John Lounsbury seconded to adjourn the meeting at 4:10 o'clock P.M.

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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.

\_\_\_\_\_  
SECRETARY

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

8/11/2021

A regular meeting of the Planning Commission of the City of South Sioux City, Nebraska was held at the City Hall Council Chambers on 8/11/2021.

**CALL TO ORDER**

Chairman Arlan Kuehn called the meeting to order at 4:05 o'clock P.M.

<b>ROLL CALL</b>	<b>Present</b>	<b>Absent</b>
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"/>
Chance Bracht	<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 type="checkbox"/>	<input checked="" type="checkbox"/>
Bret Gotch	<input type="checkbox"/>	<input checked="" 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

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**OPEN MEETINGS ACT**

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**APPROVE MINUTES**

Due to lack of a quorum, no action taken.

- ◆ *Sign minute book*

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**AGENDA ITEM: 4a) Public Hearing Rezoning – 729 East 7<sup>th</sup> Street from C2 to C3 legally described as Lots 4, 5 and 6 Block 25 Stanton Addition, South Sioux City, Dakota County, Nebraska.** *The reason for the rezoning request is for an expansion and possible future expansion of the existing storage facility.*

Arlan Kuehn opened the public hearing. Heather Watkins spoke in opposition to the rezoning. She raised concerns of people living in a storage unit, domestic disputes, loud noise, flood lights, vehicle headlights shining into their home and traffic problems with the facility expansion. There being no one additional to speak on the issue, the public hearing was closed. There being no quorum no action was taken.

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**ADJOURNMENT**

There being no further business to come before the Commission Robert Rapp moved and Tim Pickinpaugh seconded to adjourn the meeting at 4:25 o'clock P.M.

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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

3:56 pm  
Paid 8-25-21

## PETITION FOR LOT SPLIT

We, the undersigned, being the owners of record of said real estate, hereby respectfully petition the Mayor and City Council for the lot split of:

**Insert Legal Description:** A TRACT OF LAND LOCATED IN PART OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 28, TOWNSHIP 29 NORTH, RANGE 9 EAST OF THE 6TH P.M., CITY OF SOUTH SIOUX CITY, DAKOTA COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 28, AND ASSUMING THE SOUTH LINE OF SAID SW1/4 TO HAVE A BEARING OF S87°39'54"W; THENCE S87°39'54"W AND ON SAID SOUTH LINE SW1/4 A DISTANCE OF 650.04 FEET; THENCE N02°20'06"W AND PERPENDICULAR TO SAID SOUTH LINE SW1/4, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A 1/2" IRON PIN ON THE NORTH RIGHT-OF-WAY LINE OF W 39TH STREET; THENCE N02°25'46"W AND ON THE WEST LINE OF A TRACT PREVIOUSLY SURVEYED BY T.J. LAMPRECHT, L.S. #589, AND ON AN EXTENSION THEREOF, A DISTANCE OF 499.92 FEET; THENCE N87°36'22"E AND ON THE SOUTH LINE OF A TRACT OF LAND PREVIOUSLY SURVEYED BY D.J. MORDHORST, L.S. #460, 9/23/2003, A DISTANCE OF 145.31 FEET TO A 3/4" REBAR W/PSC; THENCE S02°16'45"E, A DISTANCE OF 157.54 FEET TO AN IRON PIN W/PSC #589; THENCE S02°25'20"E AND ON THE EAST LINE OF SAID PREVIOUSLY SURVEYED TRACT BY T.J. LAMPRECHT, A DISTANCE OF 302.98 FEET TO A 1/2" IRON PIN ON SAID NORTH RIGHT-OF-WAY LINE OF WEST 39TH STREET; THENCE S87°44'13"W AND ON SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 5.00 FEET TO A 3/4" REBAR W/PSC; THENCE S02°25'17"E AND ON THE EAST LINE OF SAID PREVIOUSLY SURVEYED TRACT BY T.J. LAMPRECHT, A DISTANCE OF 39.49 FEET; THENCE S87°38'04"W AND ON SAID NORTH RIGHT-OF-WAY LINE OF W 39TH STREET, 139.85 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 72391 SQUARE FEET OR 1.66 ACRES, MORE OR LESS.

Reason for Lot Split: Extend current bus transportation lot in order  
to adequately serve the children of the South Sioux City  
Community School District

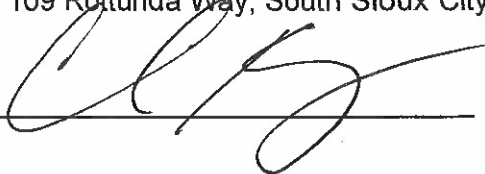
We, the undersigned, being the owners of the record of said real estate, hereby acknowledge that we have read and received a copy of the lot split procedures and a copy of this application form concerning the filing and hearing of the request. That we have been advised of the fee requirements and they have been paid on 8/25/2021 in the amount of \$ 100-.

Property Owner: Cardinal Capital Group, LLC Chris Krueger, President/ CEO

Phone: 712-223-0698

Address: 109 Rottunda Way, South Sioux City, NE 68776

Signature: \_\_\_\_\_



Property Owner: Ricky L. Robertson

Phone: 402-494-4234

Address: 3735 Dakota Avenue, South Sioux City, NE 68776

Signature: \_\_\_\_\_



September 8, 2021 – Ricky Robertson with Robertson Implements lot split request. With approval of the lot split, Cardinal Capital Group plans to expand the transportation facility located at 323 West 39<sup>th</sup> Street north onto the unimproved area west of Robertson Implements.

