

PLANNING COMMISSION AGENDA
Wednesday, April 27, 2022
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 March 9, 2022 Planning Commission meeting.

4. NEW BUSINESS

a) Public Hearing Rezoning- 2829 Dakota Avenue from C3 to R2b, legally described as follows:

All of Block 3, Railway Addition, Dakota County, Nebraska, Second Plat, commonly known as Second Railway Addition to South Sioux City, Dakota County, Nebraska, now vacated, together with all vacated streets which were formerly abutting along the North side thereof and all vacated alleys contained therein, more particularly described as follows:

Commencing at the Southwest corner of Block 3 also being the point of beginning; thence North 0°00'00" East for a distance of 188.00 feet to the South right-of-way line of the Chicago, Burlington and Quincy Railroad; thence North 61°03'40" East along a long chord that subtends a 4,658.05 feet radius curve with an arc length of 191.78 feet concave Southeasterly; thence North 62°30'34" East for a distance of 207.23 feet; thence South 0°04'20" East for a distance of 374.24 feet to the Southeast corner of said Block 3; thence South 89°38'23" West for a distance of 352.14 feet to the point of beginning; and the North 10.00 feet of 29th Street adjoining Block 3, Railway Addition, Second Plat, Dakota County, Nebraska.

b) Public Hearing Alley Vacation 600 Block of 1st Avenue, described as follows: East ½ of the East/West alley between Lots 3 and 4, Block 83 Covington Addition.

5. ADJOURNMENT

CITY OF SOUTH SIOUX CITY, NEBRASKA
PLANNING COMMISSION MINUTES
3/9/2022

A regular meeting of the Planning Commission of the City of South Sioux City, Nebraska was held at the City Hall Council Chambers on 3/9/2022.

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"/>
Chance Bracht	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mike Wojcik	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Martin Hohenstein	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gary Ogden	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Bret Gotch	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tim Pickinpaugh	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>

Arrived at 4:05

Staff in attendance: Oscar Gomez, Lance Hedquist, Nanci Walsh, 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 Robert Rapp seconded to approve the minutes of the December 22, 2021, Planning Commission meeting.

♦ *Sign minute book*

AGENDA ITEM: 4a). Public Hearing- South Sioux City Southeast Redevelopment Area, Blight and Substandard Study.

Chairman Kuehn opened the public hearing. Tim Decker, Alexia Boggs, Todd Strom, Bob Giese, Troy Lounsbury and Victoria Holloran were in attendance and spoke on the matter. Michael Sands representing the city's interests attended remotely via the call in system. Sands gave a brief explanation about state law pertaining to TIF and answered questions about agriculture land being included in the TIF area. Boggs representing Ho-Chunk spoke in favor of the TIF. Giese, Chairman of the county board of commissioners, said he supported TIF but wanted to see a process whereby the county would receive the additional tax revenue phased in over the life of the TIF to help cover additional costs incurred with the new development. Hedquist asked Sands if TIF tax dollars could be phased in to the county over the life of the TIF rather than at the end of the TIF. Sands said the city has flexibility in how they administer the TIF. Strom, superintendent of South Sioux City schools, said the school is neutral on the matter at this time and is concerned about changes TOSA formula. Decker with the Dakota County Sheriff's Office is supportive the new casino development, but would like City to work something out with the county to help with anticipated additional costs and burden on the sheriff staff and jail. Kuehn closed the public hearing at 4:22PM.

Robert Rapp moved and Arlan Kuehn seconded to approve the South Sioux City Southeast Blight and Substandard Study prepared by SIMPCO. Motion carried with Kuehn, Rapp, Wojcik and Gotch voting aye. Lounsbury voting no. Hohenstein abstaining.

AGENDA ITEM: Subdivision and zoning regulations review.

Kent Zimmerman is reviewing subdivision and zoning regulations and wants to update, simplify and streamline the process of creating new subdivisions. He will present proposed changes at a future meeting. 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 4:30 o'clock P.M. Motion carried with Kuehn, Rapp, Lounsbury, Wojcik, Hohenstein 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

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

Hotel C3 to Multi-family R3b

Legal Description: Attached.

Reason for Zoning Change: Hotel to Multi family

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 4-5-22 in the amount of \$ 100.00.

Property Owner: Yong Mun Phone: 402-494-8874

Address: 2829 Dakota Ave S S C NE 68776

Signature: [Signature]

Property Owner: Grace Mun Phone: 11

Address: Same Above

Signature: [Signature]

PLANNING COMMISSION RECOMMENDATION

Public Hearing Date: April 27, 2022 @ 4:00 PM

Commission Recommendation ☐ Approve ☐ Deny

PUBLIC WORKS

Meeting Date: May 2, 2022 @ 5:00 PM

Recommendation ☐ Approve ☐ Deny ☐ No Recommendation

CITY COUNCIL ACTION

1st Reading Date: May 9, 2022 @ 5:00 PM Action: ☐ Approve ☐ Deny ☐ Suspend

2nd Reading Date: May 23, 2022 @ 5:00 PM Action: ☐ Approve ☐ Deny ☐ Suspend

3rd Reading Date: June 13, 2022 @ 5:00 PM Action: ☐ Approve ☐ Deny

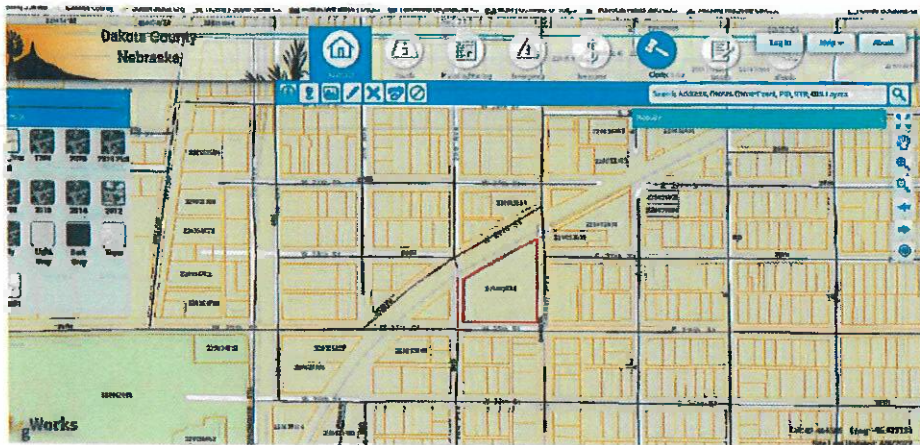
Ordinance # _____

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

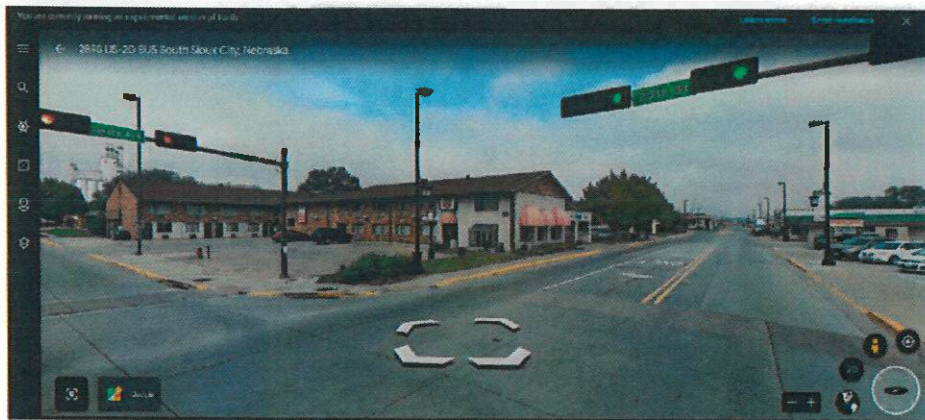
April 2022

2829 Dakota Avenue (Knight's Inn) rezoning request vicinity map and zoning map excerpt. Subject property outlined in red below.

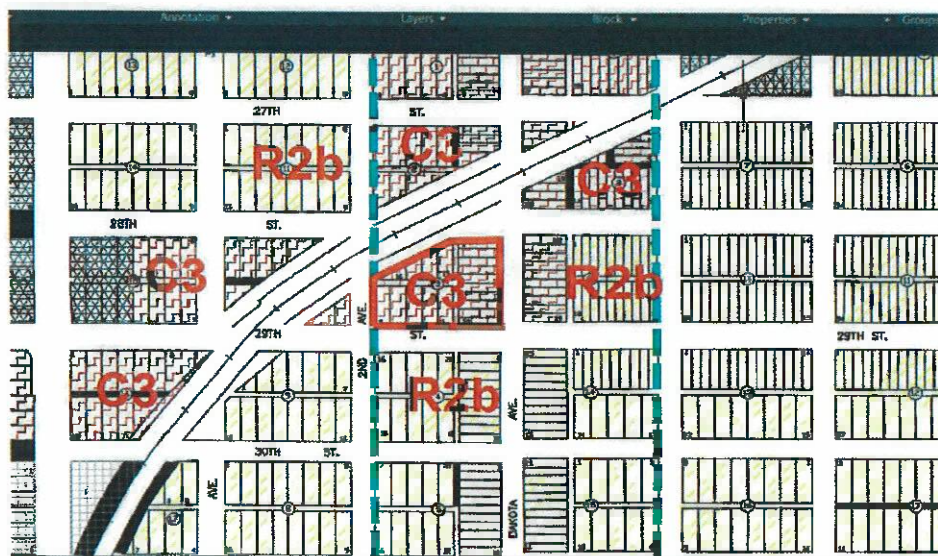
Vicinity map 29th and Dakota Avenue



Street View



Zoning map



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: Lots 1 2 3 Block 83 Conington Addition
- 22 0016836
EAST 1/2 of East/West Alley between lots 3 and 4, Block 83, Conington Addition
Reason for Alley Vacation: _____

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: Luis Marquez - Daytona Auto Phone: 712-440-1962

Address: 6001 1st Ave. So. Sioux City, Ia.

Signature: [Signature]

Property Owner: Glenetta Cochran Phone: (402) 494-4093

Address: 6017 1st Ave So. Sioux City

Signature: Glenetta Cochran

Property Owner: _____ Phone: _____

Address: _____

Signature: _____

PLANNING COMMISSION RECOMMENDATION

Public Hearing Date: April 27, 2022

Time: 4:00 pm

Commission Recommendation ☐ Approve

☐ Deny

☐ No Recommendation

PUBLIC WORKS RECOMMENDATION

Public Hearing Date: May 2, 2022

Time: 5:00 pm

Commission Recommendation ☐ Approve

☐ Deny

☐ No Recommendation

CITY COUNCIL ACTION

1st Reading Date: May 9, 2022 @ 5pm Action:

☐ Approve

☐ Deny

☐ Suspend

2nd Reading Date: May 23, 2022 @ 5pm Action:

☐ Approve

☐ Deny

☐ Suspend

3rd Reading Date: June 13, 2022 @ 5pm Action:

☐ Approve

☐ Deny

Ordinance # _____

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

April 2022

Alley Vacation Request – East ½ of the East/West alley in the 600 Block of 1st Avenue. Subject alley outlined in red below.

