

PLANNING COMMISSION AGENDA
Wednesday, July 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 June 22, 2022 Planning Commission meetings.

4. NEW BUSINESS

- a) **Public Hearing Hovey Second Subdivision.** The Hovey Second Subdivision is a 12 lot single family residential subdivision located in the 1200 block of East 17th Street legally described as follows;

A TRACT OF LAND COMPRISING OF PART OF THE NE1/4 OF THE SW1/4 OF SECTION 22, T29N, R9E OF THE 6TH P.M., DAKOTA COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF SAID NE1/4 SW1/4 AND ASSUMING THE NORTH LINE OF SAID NE1/4 SW1/4 TO HAVE A BEARING OF N88°15'42"E, THENCE N88°15'42"E AND ON SAID NORTH LINE NE1/4 SW1/4 A DISTANCE OF 300.38 FEET; THENCE S01°17'40"E AND ON THE EAST LINE OF LOT 45, MISSOURI VIEW 1ST FILING, CITY OF SOUTH SIOUX CITY, DAKOTA COUNTY, NEBRASKA, 33.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 17TH STREET, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE N88°15'42"E AND ON SAID SOUTH RIGHT-OF-WAY LINE OF 17TH STREET, A DISTANCE OF 1020.03 FEET TO A POINT ON THE EAST LINE OF SAID NE1/4 SW1/4; THENCE S01°17'44"E AND ON THE EAST LINE OF SAID NE1/4 SW1/4 A DISTANCE OF 142.00 FEET; THENCE S88°15'42"W AND PARALLEL WITH SAID NORTH LINE NE1/4 SW1/4, A DISTANCE OF 1020.03 FEET TO A POINT ON THE EAST LINE OF SAID LOT 45 MISSOURI VIEW FIRST FILING; THENCE N01°17'40"W AND ON SAID EAST LINE OF LOT 45 MISSOURI VIEW 1ST FILING, A DISTANCE OF 142.00 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS A CALCULATED AREA OF 3.325 ACRES, MORE OR LESS.

b)

5. ADJOURNMENT

**CITY OF SOUTH SIOUX CITY, NEBRASKA
PLANNING COMMISSION MINUTES
6/22/2022**

A regular meeting of the Planning Commission of the City of South Sioux City, Nebraska was held at the City Hall Council Chambers on 6/22/2022.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
John Lounsbury	<input type="checkbox"/>	<input checked="" type="checkbox"/> arrived at 4:07
Chance Bracht	<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"/>
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"/>
Alternate	<input type="checkbox"/>	<input type="checkbox"/>

Staff in attendance: Joe Conley and Paola Velazquez

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.

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APPROVE MINUTES

Brett Gotch moved Chance Bracht seconded to approve the minutes of the 5-11-22, Planning Commission meeting. John Lounsbury arrived at 4:07 p.m. Motion carried with Kuehn, Bracht, Lounsbury, Wojcik, Ogden, Gotch, and Pickinpaugh voting aye.

- ◆ *Sign minute book*

AGENDA ITEM: Public Hearing Rezoning 2801 and 2805 Cornhusker Drive from C4 to C2 legally described as follows:

LOT 5, EXCEPT THE NORTH 70', SOUTH SIOUX CITY PLAZA, AN ADDITION TO THE CITY OF SOUTH SIOUX CITY, DAKOTA COUNTY, NEBRASKA

Kuehn opened the public hearing and no one was present to speak on the issue.

Chance Bracht moved and Mike Wojcik seconded to send a favorable recommendation to the city council on rezoning request. Motion carried with Kuehn, Lounsbury, Bracht, Wojcik, Gotch, and Pickinpaugh. Ogden abstain.

AGENDA ITEM: Public Hearing Rezoning 500 Block 164th Street from M2 to R42R (rural residential) legally described as follows:

The East 2235.6 feet of the NE1/4 of Section 6, Township 28 North, Range 9 East of the 6th P.M., Dakota County, Nebraska, lying South of the Chicago, Burlington, & Quincy Railroad Right-of-Way, except the south 33 feet and the East 33 feet thereof, which is occupied as county road right-of-way.

Kuehn opened the public hearing, no comments by the public.

Gary Ogden moved and John Lounsbury seconded to send a favorable recommendation to the city council on the rezoning request. Motion carried with Kuehn, Lounsbury, Bracht, Wojcik, Ogden, Gotch, and Pickinpaugh voting aye.

ADJOURNMENT

There being no further business to come before the Commission Brett Gotch moved and Tim Pickinpaugh seconded to adjourn the meeting at 4:10 o'clock P.M. Motion carried with Kuehn, Lounsbury, Bracht, Wojcik, 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

