

***PLANNING COMMISSION AGENDA***  
***Wednesday, August 24, 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 July 27, 2022 Planning Commission meeting.

4. NEW BUSINESS

a) **Public Hearing - 401 1<sup>st</sup> Avenue, Conditional Use Permit for a Residential Use in a C3 Zoning District.** The applicant is requesting to use this premise for a part time residence, legally described as Lots 1 & 2 Block 55 Covington Addition, South Sioux City, Dakota County, Nebraska.

b) 2022 NPZA Planning Conference September 14-16, Kearney, NE

5. ADJOURNMENT

**CITY OF SOUTH SIOUX CITY, NEBRASKA  
PLANNING COMMISSION MINUTES  
7/27/2022**

A regular meeting of the Planning Commission of the City of South Sioux City, Nebraska was held at the City Hall Council Chambers on 7/27/2022.

**CALL TO ORDER**

Chairman Arlan Kuehn called the meeting to order at 4:02 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 checked="" type="checkbox"/>	<input 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"/>
Jared Langel	<input checked="" 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.

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**

Tim Pickinpaugh moved Robert Rapp seconded to approve the minutes of the June 22<sup>nd</sup> 2022, Planning Commission meeting. Motion carried with Kuehn, Rapp, Lounsbury, Hohenstein, Pickinpaugh and Langel voting aye.

◆ *Sign minute book*

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**AGENDA ITEM:** 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.

Chairman Kuehn opened the public hearing. Seeing no one come forward he closed the public hearing

Robert Rapp moved and Martin Hohenstein seconded to send a favorable recommendation on the Hovey Second Subdivision to the city council as submitted. Motion carried with Kuehn, Rapp, Lounsbury, Hohenstain, Pickinpaugh, and Langel voting aye.

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**ADJOURNMENT**

There being no further business to come before the Commission Robert Rapp moved and Martin Hohenstein seconded to adjourn the meeting at 4:06 o'clock P.M. Motion carried with Kuehn, Rapp, Lounsbury, Hohenstein, Pickinpaugh, and Langel voting aye.

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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

**CONDITIONAL USE PERMIT APPLICATION**

Fee: \$100.00

Brief description: To use for part time residence  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Applicant**

Name: Chris Abelson Phone: 712-274-7000  
Address: 2801 28th St Mobile: 712-204-7000  
City, State Zip: Sioux City IA 51105 Fax: \_\_\_\_\_

**Owner** (if other than applicant)

Name: Greg McKenzie Phone: \_\_\_\_\_  
Address: \_\_\_\_\_ Mobile: 712-251-3614  
City, State Zip: Jefferson SD Fax: \_\_\_\_\_

**Location**

Address: 401 1st Avenue Property ID #: \_\_\_\_\_  
City, State, Zip: **South Sioux City, NE 68776** Zoning: \_\_\_\_\_

Legal Description: Lot(s): 1 & 2 Block: 55 Subdivision: Livington Addition

Unplatted Legal Description: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

P+2 Wed Aug 24, 2022 @ 4:00 pm  
Pw Tuesday Sept 6, 2022 @ 5:00 pm  
City Council Sept 12, 2022 @ 5:00 pm

August 5, 2022

401 1<sup>st</sup> Avenue – Conditional Use Permit for a residence in a C3 zoning district.

