

PLANNING COMMISSION AGENDA
Wednesday, March 26, 2025
4:00 P.M. So Sioux City Council Chambers

1. CALL MEETING TO ORDER
2. ROLL CALL (Arlan Kuehn, Robert Rapp, John Lounsbury, Mike Wojcik, Martin Hohenstein, Gary Ogden, Tim Pickinpaugh, Jared Langel, Amber Munoz and Jeff Lantz)
3. 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.
4. MINUTES
Approve the minutes of the March 12, 2025, Planning Commission meeting.
5. UNFINISHED BUSINESS
6. NEW BUSINESS
 - A. **Public Hearing 615 West 15th Street Conditional Use Residential in a Commercial Zoning District.** The property owner is requesting a conditional use permit to construct a single family dwelling in a commercial C3 zoning district legally described as Lots 25 & 26 Block 5 Martins Addition.
 - B. **Public Hearing 204 West 22nd Street Conditional Use Residential in a Commercial Zoning District .** The property owner is requesting a conditional use permit to convert an existing single family dwelling into a two family dwelling commercial C3 zoning district legally described as Lots 4 and East ½ of Lot 5 Block 20 Moans Addition.
 - C. **Public Hearing Rezoning 1100 Arbor Drive, Rezone from residential R2b to Mixed Use MU.** The property owner is requesting a rezoning of approximately 20 acres from residential R2b to Mixed Use MU. The project consists of 300 apartments, two business office buildings, garages, and community learning center on one entrepreneurial campus – all High-Tech custom built and operated in an energy efficient way through Smart City GTSG Global Advantage Technology and broadband tied to the satellites, and solar/wind collection backed up by a battery and charging stations for electric cars. The community center includes a training room, safe room, clubhouse and restrooms /showers for swimming pool users. The mixed-use buildings will be built with aging in place as a lifestyle with ADA compliance and as many energy-efficient materials as feasible and affordable. The buildings will be designed in a way that accommodates accessibility to services provided by small businesses operating on site. The Design-Build process will include the documentation of policies and procedures that can be used to build the other 11 projects in the VVSBC franchise in other cities.

Legal Description:

A TRACT OF LAND LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE1/4 NW1/4) AND PART OF GOVERNMENT LOT 2 OF SECTION TWENTY-TWO (22), TOWNSHIP TWENTY-NINE (29) NORTH, RANGE NINE (9) EAST OF THE 6TH P.M., CITY OF SOUTH SIOUX CITY, DAKOTA COUNTY, NEBRASKA, AS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE1/4 NW1/4) OF SECTION 22, AND ASSUMING THE WEST LINE OF SAID SE1/4 NW1/4 TO HAVE A BEARING OF N 01°52'32"W; THENCE N 01°48'41"W, A DISTANCE OF 32.93 FEET TO A 3/4" REBAR W/PSC, SAID POINT BEING ON THE NORTH R.O.W. LINE OF 17TH STREET, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE N 01°52'38"W, AND ON SAID WEST LINE, A DISTANCE OF 867.28 FEET TO A 5/8" REBAR, SAID POINT BEING THE NORTHEAST CORNER OF LOT 17, ARBOR ACRES 4TH FILING AND ALSO BEING ON THE SOUTHERLY R.O.W. LINE OF ARBOR DRIVE; THENCE N59°09'41"E, AND ON SAID SOUTHERLY R.O.W. LINE OF ARBOR DRIVE, A DISTANCE OF 72.04 FEET TO A 5/8" REBAR, SAID POINT BEING A POINT OF CURVATURE; THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION, AND ON SAID SOUTHERLY R.O.W. LINE OF ARBOR DRIVE, HAVING A DELTA ANGLE OF 33°56'20", HAVING A RADIUS OF 760.00 FEET, AND A CHORD BEARING N75°53'41"E, A CHORD DISTANCE OF 443.63 FEET TO A 3/4" REBAR W/PSC #623; THENCE S87°23'48"E AND ON SAID SOUTH R.O.W. LINE OF ARBOR DRIVE, A

DISTANCE OF 186.70 FEET TO A 3/4" REBAR W/ PSC #623, SAID POINT BEING A POINT OF CURVATURE; THENCE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION, AND ON SAID SOUTHERLY R.O.W. LINE OF ARBOR DRIVE, HAVING A DELTA ANGLE OF 19°44'05", HAVING A RADIUS OF 640.00 FEET, AND A CHORD BEARING N82°53'01"E, A CHORD DISTANCE OF 219.35 FEET TO A 3/4" REBAR W/PSC #623; THENCE S01°52'30"E, A DISTANCE OF 1003.93 FEET TO A 3/4" REBAR W/PSC #623, SAID POINT BEING ON THE NORTH R.O.W. LINE OF 17TH STREET; THENCE S88°15'33"W, AND ON SAID NORTH R.O.W. LINE OF 17TH STREET, A DISTANCE OF 901.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 20.14 ACRES, MORE OR LESS.

7. ANNOUNCEMENTS
8. ADJOURNMENT