

Sidney, Nebraska, September 18, 2017

A meeting of the Planning Commission of the City of Sidney, Nebraska, was convened in open and public session at 5:30 P.M. on September 18, 2017 in the City Council Chambers, located at 1115 13th Avenue. Present were: Chairman England and Commissioners: Egging, Loghry, Long, Phillips, and Volkmer. Absent: Smith and Karnik. Others present: Zoning Administrator Dayton, CBO Kubo, City Attorney Leef, and Deputy Clerk Heilbrun. Notice of the meeting was given in advance thereof by publication in The Sidney Sun Telegraph, the designated method for giving notice, a copy of the proof of publication being attached to these minutes. Advance notice of the meeting was also given to the Chairman and all members of the Commission, and a copy of their acknowledgment of receipt of notice is attached to these minutes. Availability of the agenda was communicated in the advance notice and in the notice to the Planning Commission of this meeting. All proceedings shown hereafter were taken while the convened meeting was open to the attendance of the public.

Chairman England announced to all in attendance, that a current copy of the Nebraska Open Meetings Act was available for review at the rear of the room.

Phillips moved, Loghry seconded "That the minutes of the August 21, 2017 meeting be approved." Roll call vote: Yeas: All council members present. Absent: Smith and Karnik.

Chairman England announced that the Planning Commission would now hold a public hearing to consider the Application of Korda and Kelly Great Plains, LLC for a Subdivision located at 1 Greenwood Road, also known as a tract of land located in the Northwest Quarter of Section 33, Township 14 North, Range 49 West of the 6th PM; that the Board of Education of School District No. 1, Cheyenne County, Nebraska, and the Board of Education of Western Nebraska Community College have been properly notified in the time and manner prescribed by law and have not filed objections.

The following filed written objections: None. The following appeared in person or by agent or by attorney and were heard: Robert Stefka, the broker representing Lukjan/Kelly & Korda Great Plains, LLC.

Mr. Stefka explained that after Lukjan Metal Products, owner of the property, purchased the entire property they realized that the building is much larger than they need for their operations. It is their intent to subdivide the property at the location of the fire doors, which was the site of an addition to the original structure, so they can market the property to another company.

Zoning Administrator Dayton stated that the City has no issues with this request. He noted that the structure lies in an M-1 Zone, which has no building setback requirements and offers plenty of accessible parking to both entities.

There being no further questions or comments, Chairman England closed the public hearing and asked for a motion on the request.

Phillips moved, Loghry seconded "That the Planning Commission recommend to the City Council that the request of Korda and Kelly Great Plains, LLC for a Subdivision located at 1 Greenwood Road, also known as a tract of land located in the Northwest Quarter of Section 33, Township 14 North, Range 49 West of the 6th PM, be approved." Roll call vote: Yeas: All Commissioners present. Absent: Smith and Karnik.

Chairman England announced that the Planning Commission would now hold a public hearing to consider the request of SAC Wireless for a Conditional Use Permit to erect a Cell Tower located at 675 Sidney Chase Drive, also known as Lot 3A, Block 1, Chase Addition; that the Board of

Education of School District No. 1, Cheyenne County, Nebraska, and the Board of Education of Western Nebraska Community College have been properly notified in the time and manner prescribed by law and have not filed objections.

The following filed written objections: None. The following appeared in person or by agent or by attorney and were heard: Mark Calonder, representing SAC Wireless/Sprint.

Mr. Calonder stated that SAC Wireless/Sprint is proposing to erect a 100 foot, 911 certified Cell on Wheels (COW) tower supported by guide wires, at this location. The purpose is to rectify the gaps in network service. He stated that they have checked with the airport and have no issues with regulations. He explained that there will be a fenced barrier around the perimeter of the tower and it will be grounded for electricity. He noted that this a temporary tower. Sprint is looking for a one year permit, preferably renewable.

Zoning Administrator Dayton stated that the City has no issues with this request as it is in a C-3 Zone and satisfies all the requirements of Section 1246.03 of the Planning Zoning Code relating to the issuance of Special Permits.

There being no further questions or comments, Chairman England closed the public hearing and asked for a motion on the request.

Phillips moved, Egging seconded "That the request of SAC Wireless for a Conditional Use Permit to erect a Cell Tower located at 675 Sidney Chase Drive, also known as Lot 3A, Block 1, Chase Addition, be approved for one year with the stipulation that adequate security be installed around the site." Roll call vote: Yeas: All Commissioners present. Absent: Smith and Karnik.

Chairman England announced that the Planning Commission would now hold a public hearing to consider the Application of Randy Miller for a waiver for truck parking in a residential zone on an 11 Acre tract of land located in the Southwest Quarter of Section 32, Township 14, Range 49 West of the 6th PM, more commonly known as 336 Pole Creek Crossing; that the Board of Education of School District No. 1, Cheyenne County, Nebraska, and the Board of Education of Western Nebraska Community College have been properly notified in the time and manner prescribed by law and have not filed objections.

The following filed written objections: None. The following appeared in person or by agent or by attorney and were heard: Randy Miller.

Mr. Miller noted that he was the first person to come in after the truck parking ordinance was passed to apply for a permit. His property is zoned Rural-Residential and is located on two intersecting truck routes: Pole Creek Crossing and Ft. Sidney Road, so it was undetermined as to whether he needed one at that time. He stated that "once in a while" he will leave a truck parked overnight at this location. He has discussed the matter with his closest neighbor and the adjacent church and they have no objections to this, as he parks quite a distance back from the street.

There being no further questions or comments, Chairman England closed the public hearing and asked for a motion on the request.

Phillips moved, Loghry seconded "That the Planning Commission recommend to the City Council that the Application of Randy Miller for a waiver for truck parking in a residential zone on an 11 Acre tract of land located in the Southwest Quarter of Section 32, Township 14, Range 49 West of the

6th PM, more commonly known as 336 Pole Creek Crossing, be approved. Roll call vote: All commissioners present. Absent: Smith and Karnik.

The meeting adjourned at 5:45 P.M.

CHAIRMAN

DEPUTY CLERK

