

Sidney, Nebraska, May 20, 2019

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 May 20, 2019 in the City Council Chambers, located at 1115 13th Avenue. Present were: Chairman Smith and Commissioners: Glenn, Loghry, Long, Schmitt, Sweetser and Volkmer. Absent: England and Phillips. Others present: Chief Building Official Kubo 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 Smith 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.

Glenn moved, Loghry seconded "That the minutes of the April 15, 2019 meeting be approved." Roll call vote: Yeas: All commissioners present. Absent: England and Phillips.

Chairman Smith announced that the Planning Commission would now hold a public hearing at 5:32 p.m. to consider the Rezoning Application of Sidney Regional Medical Center to rezone Tract 2 of Section 33, Township 14, Range 49, from C-1 (Central Business District Zone) to A (Agricultural) Zone; 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: Jason Petik, SRMC.

Jason Petik, CEO of Sidney Regional Medical Center, explained that this parcel was rezoned from Agricultural to Commercial in the original rezoning for the new hospital. The plan for this parcel of land was to construct medical condo units to house various specialty offices such as orthodontics, etc. This is no longer in their plan for development. He explained that SRMC has a 16 year ag lease with the current lease holder, who also holds the lease for the Cabela land. He noted that if SRMC were to decide to move forward with a specialty condo they could utilize the 15-20 acres west of the hospital for construction. They have no plans to do this at this time.

There being no further questions or comments, Chairman Smith closed the public hearing at 5:35 p.m. and asked for a motion on the request.

Long moved, Loghry seconded "That the Planning Commission recommend to the City Council that the Rezoning Application of Sidney Regional Medical Center to rezone Tract 2 of Section 33, Township 14, Range 49, from C-1 (Central Business District Zone) to A (Agricultural) Zone be approved." Roll call vote: Yeas: All Commissioners present. Absent: England and Phillips.

Kevin Kubo, CBO, informed the Commission that the City is in the process of updating the International Building Codes (ICC) to the 2018 version. He noted that the update includes simplified verbiage and will include the Energy Code.

The meeting adjourned at 5:40 p.m.

CHAIRMAN

DEPUTY CLERK

