

Sidney, Nebraska, April 15, 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 April 15, 2019 in the City Council Chambers, located at 1115 13<sup>th</sup> Avenue. Present were: Chairman Smith and Commissioners: England, Glenn, Loghry, Long, Phillips, Schmitt, and Volkmer. Absent: Sweetser. 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.

Phillips moved, England seconded "That the minutes of the October 15, 2018 meeting be approved." Roll call vote: Yeas: Schmitt, Long, Loghry, Smith, Phillips, England and Glenn. Abstain: Volkmer. Absent: Sweetser.

Chairman Smith announced that the Planning Commission would now hold a public hearing at 5:32 p.m. to consider the Rezoning request of Kenneth D. & Jamie A. Starman to rezone a parcel of land located in Part of the SW/4, SW/4, NW/4 Section 33, Township 14, Range 49, consisting of .858 Acres, more commonly known as 1101 Greenwood Road, Sidney, NE, from A (Agricultural) to M-1 (Light Manufacturing & Industrial) Zone; for the purpose of outside storage ; 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: Kenneth and Jamie Starman.

Mr. Starman gave their address as Gill, CO. He stated that he had purchased the property as an investment and hopes to rent it to someone for commercial use. He is flexible as to what type of business will occupy the space and would build to suit their needs. With the location being adjacent to another M-1 property to the east and a 6 foot fencing around the property it would be ideal for an equipment storage building/yard, truck switching yard, plumbing business, etc. It was noted that if a plumbing business located there and wanted to sell, for example, hot water heaters they could not as that would qualify as retail, which does not fall in the M-1 zone.

Chief Building Official Kubo noted that C-3 zone would not allow for outside storage and Mr. Starman wants to be able to lease to someone who may use outside storage which M-1 zoning allows. There has been interest in the property to that effect.

There being no further questions or comments, Chairman Smith closed the public hearing at 5:44 p.m. and asked for a motion on the request.

England moved, Loghry seconded "That the Planning Commission recommend to the City Council that the Rezoning request of Kenneth D. & Jamie A. Starman to rezone a parcel of land located in Part of the SW/4, SW/4, NW/4 Section 33, Township 14, Range 49, consisting of .858 Acres, more commonly known as 1101 Greenwood Road, Sidney, NE, from A (Agricultural) to M-1 (Light Manufacturing & Industrial) Zone be approved." Roll call vote: Yeas: All Commissioners present. Absent: Sweetser.

The meeting adjourned at 5:45 p.m.

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CHAIRMAN

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DEPUTY CLERK

