

Sidney, Nebraska, February 17, 2020

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 February 17, 2020 in the City Council Chambers, located at 1115 13<sup>th</sup> Avenue. Present were: Chairman Smith and Commissioners: England, Glenn, Loghry, Schmitt, and Sweetser. Absent: Benzel and Long. Others present: Chief Building Official Kubo and City 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.

Chairman Smith welcomed Matt Benzel, who was appointed to fill a vacancy, to the Planning Commission. Mr. Benzel was not in attendance.

Chairman Smith announced the resignation of John Phillips from the Commission, noting that he is now serving on the Historic Preservation Board and cannot serve on multiple boards for the City. Since Phillips was serving as Vice-Chairman of the Planning Commission, a new Vice-Chairman needs to be appointed. He asked for a motion to appoint a new Vice-Chairman.

Glenn moved, Loghry seconded "That Ben Schmitt be appointed as Vice-Chairman of the Planning Commission." Roll call vote: Yeas: All Commissioners present. Absent: Benzel and Long.

Glenn moved, Sweetser seconded "That the minutes of the May 20, 2019 meeting be approved." Roll call vote: Yeas: All commissioners present. Absent: Benzel and Long.

Chairman Smith announced "That the Planning Commission would now hold a public hearing at 5:33 p.m. to consider the application of Bartholomew Macaluso for a waiver for truck parking in a residential zone located at 1112 Spruce Street; 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 attorney and were heard: Bartholomew Macaluso.

Mr. Macaluso explained that he had recently relocated to Sidney from San Francisco and was an over-the-road truck driver. His route takes him on the road up to 60 days and home for 10 days before leaving again. He does not own a car so he needs to be able to park his truck cab in his off-street driveway while he is home. City Clerk Heilbrun noted that there were no protests/comments from neighbors within 300 feet of this property.

There being no further questions or comments, Chairman Smith closed the public hearing at 5:38 p.m. and asked for a motion on the request.

Glenn moved, Schmitt seconded "That the Planning Commission recommend to the City Council that the waiver for truck parking in a residential zone located at 1112 Spruce Street be approved." Roll call vote: Yeas: All Commissioners present. Absent: Benzel and Long.

Chairman Smith announced “That the Planning Commission would now hold a public hearing at 5:39 p.m. to consider the Rezoning Application of Western Nebraska Community College (WNCC) to rezone Block 7, Deer Run Park Addition, from R-3 (Heavy Density Multi-Family) to C-2 (Neighborhood Commercial) 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: Jack Baker, Baker & Associates.

Jack Baker, engineer for the project, explained that ESU #13 is relocating from their current location to the College location. In order to provide covered parking for the ESU#13 vehicles that go out on location, they are proposing to construct a garage accessory building that will accommodate approximately 10 vehicles on the west side of the college building. There will be a walkway from the college to the garage. The parking accessory building will be a shared resource between ESU#13 and the College.

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.

Long moved, Loghry seconded “That the Planning Commission recommend to the City Council that the Rezoning Application of Western Nebraska Community College (WNCC) to rezone Block 7, Deer Run Park Addition, from R-3 (Heavy Density Multi-Family) to C-2 (Neighborhood Commercial) Zone be approved.” Roll call vote: Yeas: Loghry, Smith, England, Sweetser, and Glenn Abstain: Schmitt. Absent: Benzel and Long.

Kevin Kubo, CBO, informed the Commission that the City Council is in the process of consideration of a resolution for designation of diagonal parking throughout the City of Sidney. Included in the proposed resolution is an application for a conditional use permit to the Planning Commission for areas that are not designated for this type of parking, i.e., churches, schools, etc. He noted that the proposed ordinance will not go into affect until August 1, 2020 but wanted to prepare the Commission prior to implementation and possible permit requests.

CBO Kubo also stated that the annual Planning and Zoning Conference will be held the first week of March in Hastings, and that there is money in the budget to send a couple of individuals. He urged anyone wanting to attend the conference to contact him for registration as soon as possible as the deadline is now.

CBO Kubo advised that he will be requesting money to fund an update to the Comprehensive Plan for the City in the upcoming budget, as the current plan will expire at the end of 2020. Work on the new Comp Plan will begin by the end of the year and must be done by April 2021. Panhandle Area Development District will again facilitate the work on the new Comp Plan. One of the major goals of the new Comp Plan will revolve around retail.

The meeting adjourned at 5:53 p.m.

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CHAIRMAN

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CITY CLERK

