

Sidney, Nebraska, March 16, 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 March 16, 2020 in the City Council Chambers, located at 1115 13th Avenue. Present were: Chairman Smith and Commissioners: Benzel, England, Glenn, Loghry, and Sweetser. Absent: Long, Schmitt and Smith. Others present: Chief Building Official Kubo and HR Director Jo Houser. 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.

In the absence of Chairman Smith and Vice-Chairman Schmitt, Glenn moved, Sweetser seconded, "That Commissioner England act as temporary Chairman. Yeas: All commissioners present. Absent: Long, Schmitt and Smith

Commissioner 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.

Glenn moved, Loghry seconded "That the minutes of the February 17, 2020 meeting be approved." Roll call vote: Yeas: England, Glenn, Loghry and Sweetser. Abstain: Benzel. Absent: Long, Schmitt and Smith

Commissioner England announced "That the Planning Commission would now hold a public hearing at 5:36 p.m. to consider the rezoning application of Jason Dolan, to rezone Lots 21 and 22 Morrow Addition, more commonly known as 1165 5th Ave., from R-2 (Light Density Multi-Family) to C-2 (Neighborhood Commercial) Zone and 50' of Lot 100 Morrow Addition from Rail Road 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 attorney and were heard: Jason Dolan, Niki Rochlitz and Dale Henke.

Dolan and Rochlitz addressed the Planning Commission, stating that they were requesting a change in zoning of their property located at 1165 5th Avenue, in order to construct a 42 x 60 metal pole barn with wood framing. Intended use of the building is for storage, explaining they had already cleaned the lot and removed dead trees which has helped the appearance of the property.

Henke stated his address was on 5th Avenue and questioned if the building would be used as a body shop and was assured that the building is for storage only. Chief Building Official Kubo noted that the C-2 Zoning allows for storage buildings, but an R-2 zoning does not allow for a structure without a principle residence. CBO Kubo stated the building will not be used for commercial purposes.

There being no further questions or comments, Commissioner England closed the public hearing at 5:45 p.m. and asked for a motion on the request.

Loghry moved, Benzel seconded "That the Planning Commission recommend to the City Council that the Rezoning Application of Jason Dolan, to rezone Lots 21 and 22 Morrow Addition, more commonly known as 1165 5th Ave., from R-2 (Light Density Multi-Family) to C-2 (Neighborhood Commercial) Zone and 50' of Lot 100 Morrow Addition from Rail Road to C-2 (Neighborhood Commercial) Zone be approved." Roll call vote: Yeas: All Commissioners present. Absent: Long, Schmitt and Smith.

The meeting adjourned at 5:51 p.m.

CHAIRMAN

HR Director

