

Sidney, Nebraska, July 19, 2021

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 July 19, 2021 in the City Council Chambers, located at 1115 13th Avenue. Present were: Chairman Smith and Commissioners: Glenn, Loghry, Long, Schmitt, and Sweetser. Absent: England. Benzel reported that he would be late to the meeting. Others present: Financial Director, Lane Kizzire and City Clerk Borchert. 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 amended the minutes to state that he, Smith, approved the minutes from September 21, 2020, but was not listed. Smith then asked for a motion to approve the amended minutes. Schmitt motioned, Sweetser seconded "That the minutes of the September 21, 2020 meeting be approved as amended." Roll call vote: Yeas: Loghry, Long, Schmitt, Smith and Sweetser. Nays: None Abstain: Glenn Absent: Benzel, England Motion approved.

Chairman Smith called for a motion to elect a new Chairman. Glenn motioned that Ben Schmitt be the Chairman. Sweetser seconded, "That Ben Schmitt serve as Chairman." Roll call vote: Yeas: Glenn, Loghry, Long, Smith, Sweetser. Nays: None Abstain: Schmitt Absent: Benzel, England Motion approved.

Chairman Schmitt called for a motion to elect a new Vice Chairman. Schmitt motioned that John Glenn be elected Vice Chairman. Long seconded, "That John Glenn serve as Vice Chairman." Roll call vote: Yeas: Benzel, Loghry, Long, Schmitt, Smith, Sweetser. Absent: England Abstain: Glenn Motion approved.

Chairman Schmitt announced "That the Planning Commission would now hold a public hearing at 5:38 p.m. to consider application of Wamsley Construction, to rezone 33 14 49 Part SW ¼ NW (191' x 258') 1.131 Acres, Lands inside Sidney, commonly known as 1109 Greenwood Road; from A (Agricultural) to M-1 (Light Manufacturing and Industrial) Zone. Sidney, Nebraska of; 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."

Scott Wamsley was at the meeting to represent. He reported that he would be building storage units as well as using the ground for storage for his construction equipment. Glenn asked how many storage units Wamsley planned to erect. Wamsley stated that he plans to start with four, but it would depend on the need. He then presented the Commission plans of what he wants to build. The plans include shipping containers on the sides and roofing attached to the top of the containers for accessibility for motor homes and 5th wheels. The height would be approximately 14 foot between the storage containers. Wamsley said he would begin construction in a couple weeks if approved. The containers would be placed on footings in front and in back of the containers. He would like to eventually have 12 containers.

Chairman Schmitt asked if there were any comments by the public. Randy Cornelius, Sidney resident, came forward. He questioned how the property could go from agriculture to manufacturing. Smith stated the property housed a greenhouse in the past. Glenn asked if the property could only go from agriculture to M-1. Smith questioned if the property could go from agriculture to some type of commercial zoning. Kizzire stated that the City Inspector would have to answer that. Kizzire did say that an M-1 would not allow the same provision as a commercial zone, but the property is located between a C2 and C3 zone. Schmitt suggested restricting what the property be used for down the road or possibly amending the application to go to commercial rather than manufacturing. There were no additional comments regarding Schmitt's suggestion. Cornelius concluded that he just wanted to be clear what the plan was. Schmitt asked if there was an opposition to the request. Cornelius asked if the property was going to be gated. Wamsley stated he planned to have a fence and gates in the future. There were no further comments.

Chairman Schmitt closed the public hearing at 5:47 p.m. and asked for a motion on the request. Smith motioned, Loghry seconded, "That the application of Wamsley Construction, to rezone 33 14 49

Part SW ¼ NW (191' x 258') 1.131 Acres, Lands inside Sidney, commonly known as 1109 Greenwood Road; from A (Agricultural) to M-1 (Light Manufacturing and Industrial) Zone. Sidney, Nebraska, be approved." Yeas: Benzel, Glenn, Loghry, Long, Schmitt, Smith, Sweetser. Nays: None Absent: England. Abstain: None

Chairman Schmitt asked for any comments from the Commissioners. Loghry stated that he had been asked if the Planning and Zoning could regulate down town retail business space verses business space, giving retail first priority. Schmitt replied that it is an open market and it would be a tough sell. Loghry wanted the Commission to know he had been approached and to keep them informed.

Meeting adjourned at 5:51 p.m.

CHAIRMAN

CITY CLERK