

Sidney, Nebraska, November 15, 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 November 15, 2021 in the City Council Chambers, located at 1115 13<sup>th</sup> Avenue. Present were: Chairman Schmitt and Commissioners: Benzel, England, Loghry, Long, Smith and Sweetser. Absent: Glenn. Others present: Public Services/Zoning Director, Kevin Kubo, Financial Director, Lane Kizzire and City Clerk Lori 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 Schmitt 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 Schmitt called for a motion to approve the July 19, 2021 minutes. Smith moved, Sweetser seconded, "That the minutes from July 19, 2021 be approved." Roll call vote: Yeas: Loghry, Long, Schmitt, Smith, Sweetser. Nays: None. Abstain: Benzel, England. Absent: Glenn.

Chairman Schmitt announced, "That the Planning Commission would now hold a public hearing at 5:32 p.m. to consider a conditional use permit for Brandy Root, owner of Blue Oasis Motel." Root has requested to open a recreational vehicle campground on a provisional basis as she currently does not have a sanitary sewer and bath house on the premises.

Brandy Root was present at the meeting as owner and on behalf of the Blue Oasis Motel. Schmitt asked if there were restrooms available. Root stated that one of the motel rooms is available for a shower house and restrooms. Root also stated that there is current plumbing for showering and bath that will be renovated for the RV park which is planned over the next six months. Root then introduced buyer/investor Gary Wendt, who will assist her in land development in 2022. Root reported that there is currently no sewer for the RV park but she does have a local service that pumps from those units, if needed. This service is contracted between the person that owns the RV unit and the contractor that pumps their sewer systems. Everything is done within guidelines of DEQ and the State of NE. Root is looking at housing five RV spaces. Going forward, she is looking at purchasing an adjacent lot to the east that will house 50 spaces. Root said she is still unsure if she will need to drill a new well or use an existing one on her property. The conditional use permit is necessary to move forward with the buyer/investor (Wendt) so they can move forward with the necessary permits that are required. Root was asked if the space was only for RVs. Root responded that it would be strictly RVs. Root also stated that there would be no tents or camping as that is an additional license that is required by the state. Schmitt asked if there were rules for long term camping. Kubo stated there is a 14-day camping statute. Smith asked what the long-term plan for RVs would be. Root replied that there would eventually be 50 units on five acres. Kubo stated that the conditional use permit would be only for the back portion, which would house five units and that Root would have to come back and apply for the additional units, if the east property is acquired. Root stated that her initial time frame to complete the project would be March of 2022. Root would have five 1500 gallon holding tanks for five spaces. England informed Root that the City of Sidney will not take sewage to dump. The option of leach lines were briefly discussed.

Chairman Schmitt asked if there were additional comments by the public. Gary Wendt, potential investor, said that there is always a need for a place for campers. Wendt stated, by adding additional campsites, the people will spend more money in town. Wendt believes this would be a good deal for everybody. As there were no further comments from the public, Chairman Schmitt closed the public hearing at 5:53 p.m.

Chairman Schmitt asked for a motion on the conditional use permit. Smith moved, England seconded, "That Root be allowed to move forward with a maximum of five campers and that the Planning Commission be notified upon installation of the sewage and bathhouse. The time frame of the conditional use permit is one year, November 15, 2022." Roll call vote: Yeas: England, Loghry, Long Schmitt, Smith, Sweetser and Benzel. Nays: None. Absent: Glenn.

Chairman Schmitt asked if there were any other comments from the Commissioners. Well wishes were given by the Commissioners to Public Service/Zoning Director, Kevin Kubo. Kubo stated this would be his last meeting as he will be moving to Hastings for employment. Kubo also stated that there will be two rezoning requests for December's meeting from Agricultural to Agricultural Residential. Kubo also informed the PC that in 2022, the PC will be working on their comp plan with RDG to help the community to grow.

Meeting adjourned at 5:57 p.m.

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CHAIRMAN

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CITY CLERK