

Sidney, Nebraska, December 20, 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 December 20, 2021 in the City Council Chambers, located at 1115 13th Avenue. Present were: Chairman Schmitt and Commissioners: England, Glenn, Loghry, Long, Smith and Sweetser. Absent: Benzel. Others present: 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 November 15, 2021 minutes. Sweetser moved, Loghry seconded, "That the minutes from November 15, 2021 be approved." Roll call vote: Yeas: England, Glenn, Loghry, Long, Schmitt, Smith, Sweetser. Nays: None. Abstain: Glenn. Absent: Benzel. Motion passed.

Chairman Schmitt announced, "That the Planning Commission would now hold a public hearing at 5:32 p.m., to consider an application of Broc & Tiffani Dye to rezone a parcel of land located in of the SE ¼ Section 30, Township 14 North, Range 49 West, of the 6th Principal Meridian, Cheyenne County, Nebraska to be rezoned, from A (Agricultural) to AR (Agriculture Residential) Zone."

Broc Dye came before council. Dye stated that they received land from Peggy Stettner. Dye wants to move back to Sidney to be closer to family. Dye's daughter has special needs and he also wants to be closer to the hospital. Dye stated that he will be on city electric as well as city water. Dye also said that he talked to the city about a couple of easements. Smith asked how much land Dye acquired. Dye stated he will have 7.63 acres, with one house and possibly a shop in the future.

Chairman Schmitt asked if there were additional comments by the public. Glenn asked about the type of home he planned to put out there. Dye stated it would be a manufactured home, about 1600 square feet with a full basement.

Chairman Schmitt closed the public hearing at 5:36 p.m. Schmitt asked for a motion on the rezoning request. England moved, Smith seconded, "That the application of Broc & Tiffani Dye to rezone a parcel of land located in of the SE ¼ Section 30, Township 14 North, Range 49 West, of the 6th Principal Meridian, Cheyenne County, Nebraska to be rezoned, from A (Agricultural) to AR (Agriculture Residential) Zoned, be approved." Roll call vote: Yeas: England, Glenn, Loghry, Long, Schmitt, Smith, Sweetser, Glenn. Nays: None. Absent: Benzel. Motion passed.

Chairman Schmitt announced, "That the Planning Commission would now hold a public hearing at 5:37 p.m., to consider an application of Brian & Mandi Raffelson to rezone a parcel of land located in part of the South ½ of section 36, Township 14 North, Range 50 West of the 6th Principal Meridian, Cheyenne Co, Nebraska; to be rezoned from A (Agricultural) to AR (Agriculture Residential) Zone."

Brian Raffelson came before council. Raffelson stated that he wanted to take a piece of his currently owned land and make it residential as it makes it easier to build. Raffelson tore down the house that was previously there and wants to rebuild. Smith asked Raffelson if the house would be in the flood plain. Raffelson stated the land is, but the house was not.

Chairman Schmitt asked if there were additional comments by the public.

Schmitt closed the public hearing at 5:40 p.m. Schmitt asked for a motion on the rezoning request. Glenn moved, Long seconded, "That the application of Brian & Mandi Raffelson to rezone a parcel of land located in part of the South ½ of section 36, Township 14 North, Range 50 West of the 6th Principal Meridian, Cheyenne Co, Nebraska; to be rezoned inside Sidney, from A (Agricultural) to AR (Agriculture Residential) Zone be approved." Roll call vote: Yeas: England, Glenn, Loghry, Long, Schmitt, Smith, Sweetser, Glenn. Nays: None. Absent: Benzel. Motion passed.

Smith asked City Manager David Scott if he had any comments. Scott responded that the city did check on the Raffelson property and concurred that it was not in the flood plain.

Meeting adjourned at 5:57 p.m.

CHAIRMAN

CITY CLERK