

Sidney, Nebraska, January 17, 2022

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 January 17, 2022 in the City Council Chambers, located at 1115 13th Avenue. Present were: Chairman Schmitt and Commissioners: England, Glenn, Loghry, Long, Smith and Benzel. Absent: Sweetser. Others present: City Manager, David Scott 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 December 20, 2021 minutes. Glenn noted a correction on the minutes. Glenn stated that he did not abstain on the two zoning issues. Clerk Borchert stated that the minutes would be amended. Schmitt asked if there was a motion to approve the minutes as amended. Glenn moved, Loghry seconded, "That the minutes from December 20, 2021 be approved as amended." Roll call vote: Yeas: England, Glenn, Loghry, Long, Schmitt, Smith. Nays: None. Abstain: Benzel. Absent: Sweetser. Motion passed.

City Manager, David Scott, brought before the Commission a Blight and Substandard Study. Bobbi Pettit was present on behalf of the Five Rule Planning. Scott stated that the study was brought before Council at the November 23, 2021 meeting, which was approved to engage with the Five Rule Planning to complete the study. Scott presented preliminary maps for the Commission to review. Scott stated that the NE Department of Economic Development (DED) requires that a blight study be conducted every ten years. The last study being in 1994. Scott noted that in order for the city to move forward with applying for workforce housing funds through DED, NIFA, or HUD, an updated blight study is needed. Scott also stated, that the city is also working with Michael Sands of Baird Holm to put together an incentive package for developers and builders. Tax incentive Financing (TIF) is one option that the city has to incentivize builders. In order to use this incentive, the blight study is also needed. Discussion was held on areas to add as well as areas to trim down from the blight study map. Pettit stated she would have an updated blight map prepared to take to Council at the next meeting for review. Pettit noted that once approved by the Planning Commission and City Council, it would move forward to public hearings for both the Planning Commission and City Council.

Chairman Schmitt announced, "That the Planning Commission would now hold a public hearing at 6:03 p.m., to consider a plat application of City of Sidney to subdivide a 3.2-acre tract of land located in the ALL CHIDESTER ADDITION EXCEPT BLOCKS 3 & 4 & LOTS 1 THRU 5 BLOCK 2, & PART S ½ WEST OF CB & Q RR ROW IN 29-14-49 SIDNEY LANDS." Manager Scott stated that the purpose of the subdivision is to construct a new non-profit Table of Grace location. The land would be purchased from the city by Sandhills Publishing and donated to the Table of Grace. Scott mentioned that a septic system would need the approval of the Planning Commission in order to move forward. Schmitt said he didn't think that a septic would be a problem. The Planning Commission mentioned the height of the bridge that may be a problem for semi-trucks. Scott stated that they do have an alternative route, but he would bring this to the attention to Sandhills and the Table of Grace.

Chairman Schmitt asked if there were additional comments by the public. Schmitt closed the public hearing at 6:17 p.m. Schmitt asked for a motion. Motion by England, seconded by Loghry, "That the Plat Application of City of Sidney to subdivide a 3.2-acre tract of land located in the ALL CHIDESTER ADDITION EXCEPT BLOCKS 3 & 4 & LOTS 1 THRU 5 BLOCK 2, & PART S ½ WEST OF CB & Q RR ROW IN 29-14-49 SIDNEY LANDS be approved." Roll call vote: Yeas: Benzel, England, Glenn, Loghry, Long, Schmitt, Smith. Nays: None. Abstain: None. Absent: Sweetser. Motion passed.

Meeting adjourned at 6:17 p.m.

CHAIRMAN

CITY CLERK