

Sidney, Nebraska, February 21, 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 February 21, 2022 in the City Council Chambers, located at 1115 13th Avenue. Present were: Chairman Schmitt and Commissioners: Benzel, Glenn, Long, Smith, Sweetser. Absent: England, Loghry. Others present: City Manager, David Scott, Finance 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 January 17, 2022 minutes. Glenn moved, Smith seconded, "That the minutes from January 17, 2022 be approved." Roll call vote: Yeas: Benzel, Glenn, Long, Schmitt, Smith. Nays: None. Abstain: Sweetser. Absent: England, Loghry. Motion passed.

Chairman Schmitt announced, "That the Planning Commission would now hold a public hearing at 5:33 p.m. to consider a Conditional Use Permit Application by David Sanders for two storage containers. David Sanders was present to request the permit. Kizzire stated that the containers are well-hidden and not an eye sore. Kizzire recommended that the current cargo containers be painted to match the color of the neighboring existing building. There were no comments by the public. Schmitt closed the meeting at 5:36 p.m. Schmitt asked for a motion to approve the Conditional Use Permit for Sanders. Glenn moved, Benzel seconded, "That the Conditional Use Permit for Section 31 Township 14 Range 49 East ½ of Lot 12 and all of Lots 13-14-15 Block 10 & 5' x 132' of vacated 12th Avenue Original Town Sidney, commonly known as 640 12th Avenue be approved." Yeas: Benzel, Glenn, Long, Schmitt, Smith, Sweetser. Nays: None Absent: England, Loghry Motion passed.

Chairman Schmitt announced, "That the Planning Commission would now hold a public hearing at 5:37 p.m. to consider a Conditional Use Permit Application by Wamsley Construction. Scott Wamsley was present to request the permit. Kizzire stated that the request for a CUP was an oversight and the Planning Commission and City Council have already approved Wamsley's request. Kizzire recommended that the Planning Commission approve the request. There were no comments by the public. Schmitt closed the meeting at 5:40 p.m. Schmitt asked for a motion to approve the Conditional Use Permit for Wamsley Construction. Smith moved, Sweetser seconded, "That the Conditional Use Permit application by Wamsley Construction for a mini warehouse/storage, Section 33 Township 14 Range 49 Part SW ¼ NW (191' x 258') 1.131 Acres, Lands inside Sidney, commonly known as 1109 and 930 Greenwood be approved." Yeas: Benzel, Glenn, Long, Schmitt, Smith, Sweetser. Nays: None Absent: England, Loghry Motion passed.

Chairman Schmitt announced, "That the Planning Commission would now hold a public hearing at 5:40 p.m. to consider an Application for Waiver for Truck Parking for Michael & Lesli Baker. Lesli Baker was present. Baker stated that her husband needs a place to park his truck and that they currently have two empty lots on their property to park. Glenn said that the other waivers requested were for the truck only, not the truck and trailer. Kizzire stated the letters to notify the surrounding residents were sent out and he had not had any complaints from the residents. There were no comments by the public. Schmitt closed the meeting at 5:46 p.m. Schmitt asked for a motion to approve the Truck Parking Waiver. Glenn moved, Schmitt seconded, "That the application for Waiver for Truck Parking in a residential zone located at 604 16th Avenue be approved." Yeas: Benzel, Glenn, Long, Schmitt, Smith, Sweetser. Nays: None Absent: England, Loghry Motion passed.

Chairman Schmitt announced, "That the Planning Commission would now hold a public hearing at 5:48 p.m. to consider an Application of Subdivision for Aaron Buettner. There was no one present to represent. Kizzire stated that this subdivision is barely inside the city's 2 mile jurisdiction. Glenn stated that he measured it with the odometer and it was further than the 2 miles. Buettner was wanting to subdivide it for an RV park, per Kizzire. Glenn asked for a

postponement due to no representation. There were no comments by the public. Schmitt closed the meeting at 5:52 p.m. Schmitt asked for a motion to table the hearing for both public hearings on the Subdivision and the Rezoning until Buettner's can be present. Sweetser moved, Benzal seconded, "That the two Public Hearings for Buettner's Subdivision and the Rezoning be tabled until March 21, 2022 meeting." Yeas: Benzal, Glenn, Long, Schmitt, Smith, Sweetser. Nays: None Absent: England, Loghry Motion passed.

There were no other comments by the public.

Meeting adjourned at 5:53 p.m.

CHAIRMAN

CITY CLERK