

Sidney, Nebraska, March 18, 2013

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 March 18, 2013 in the City Council Chambers. Present were: Chairman: Spiker and Commissioners: Egging, England, Lawler, McCarville, and Phillips. Absent: Gull, Leever and Mueller. Others present: City Manager Person, Interim Chief Building Official Dayton, and Deputy Clerk Heilbrun. 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 Spiker announced to all in attendance, that a current copy of the Nebraska Open Meetings Act was available for review.

Lawler moved, Phillips seconded "That the minutes of the February 19, 2013 meeting be approved as printed." Roll call vote: Yeas: Lawler, Spiker, Phillips, England, and Egging. Nays: None. Abstain: McCarville. Absent: Gull, Leever and Mueller.

Chairman Spiker announced that the Planning Commission would now hold a public hearing re: the Conditional Use Permit application of Rodney Stettner to construct a single family residence at 2417 Sidney Draw Rd, which is currently zoned C-3 (Heavy Commercial); 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 to the proposed request.

The following filed written objections: None. The following appeared in person or by agent or by attorney and were heard: Rodney Stettner.

Mr. Stettner stated that he owns a 5-6 acre tract of land just west of the trailer court on Sidney Draw Road where he currently has a commercial building. He would like to place a modular home on a permanent foundation next to the existing building to use as his personal residence. He has no plans to subdivide the property. He would like to tie into the City water and sewer services, and would have no objections to city electrical services, although the property is currently serviced by Wheatbelt Public Power District.

Interim Chief Building Official Dayton stated that the area where Mr. Stettner is proposing to place the house is not in the flood plain. He noted that he would discuss the water/sewer connection process with Water Superintendent Bill Taylor should the permit be granted. He could see no other issues, other than the C-3 zoning, that would prevent Mr. Stettner from proceeding with his project.

There being no further questions or comments on the item, Chairman Spiker closed the public hearing and asked for a motion.

McCarville moved, England seconded “That the Conditional Use Permit application of Rodney Stettner to construct a single family residence at 2417 Sidney Draw Rd, which is currently zoned C-3 (Heavy Commercial), be approved.” Roll call vote: Yeas: All commissioners present. Absent: Gull, Leever, and Mueller.

The meeting adjourned at 5:37 p.m.