

Sidney, Nebraska, August 19, 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 August 19, 2013 in the Community Meeting Room of the Security First Bank. Present were: Chairman: Spiker and Commissioners: Egging, England, Gull, Lawler, Leever, McCarville, Mueller and Phillips. Others present: City Manager Person, City Attorney Leef, Chief Building Official Rowan, Public Works Director Hehnke, and Deputy Clerk Heilbrun. As this was a joint meeting with the City Council, also present were: Mayor Gaston, Council members Arterburn, Gallaway, Gay, and Nienhueser, and City Clerk Anthony. 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 at the rear of the room.

McCarville moved, England seconded "That the minutes of the March 18, 2013 meeting be approved as printed." Roll call vote: Yeas: Lawler, McCarville, Mueller, Spiker, Phillips, England, and Egging. Nays: None. Abstain: Gull and Leever.

City Attorney Leef called for nominations for Chair of the Planning Commission for the year beginning June 1, 2013 through June 1, 2014. Phillips moved, Leever seconded "That Jerry Spiker be nominated as Chairman." McCarville moved, Egging seconded "That nominations cease." Roll call vote in favor of Jerry Spiker as Chairman: Yeas: Egging, England, Gull, Lawler, Leever, McCarville, Mueller, and Phillips. Abstain: Spiker.

City Attorney Leef called for nominations for Vice-Chair of the Planning Commission for the year beginning June 1, 2013 through June 1, 2014. England moved, Spiker seconded "That John Phillips be nominated as Vice-Chairman." McCarville, moved, Spiker seconded "That nominations cease." Roll call vote in favor of John Phillips as Vice-Chairman: Yeas: Egging, England, Gull, Lawler, Leever, McCarville, Mueller, and Spiker. Abstain: Phillips.

Chairman Spiker announced that the Planning Commission would now hold a public hearing re: the Preliminary Plat/Replat of Lots A and A1, Sidney Hills Third Addition to Lots A1-A and A1-B, Sidney Hills Third Addition, located at the Northeast corner of Old Post Road and Fort Sidney Road, to allow for separate ownership of part of the building and lot; 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: Attorney Bob Goodwin, representing S & J Convenience LLC.

Mr. Goodwin presented the request for replat to the Planning Commission and the City Council simultaneously. He provided copies of the proposed covenant for the property.

Chief Building Official Rowan noted that while the two parts of the building share a common roof, they do not share a common wall, but rather two 6" walls side by side, but not touching. The walls are of steel beam construction with a two-hour fire rating. The construction is similar to condominium construction.

City Manager Person pointed out that the downtown area has several existing buildings of this type.

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

Phillips moved, England seconded “That the Planning Commission recommend to the City Council that the Preliminary Plat/Replat of Lots A and A1, Sidney Hills Third Addition to Lots A1-A and A1-B, Sidney Hills Third Addition, located at the Northeast corner of Old Post Road and Fort Sidney Road be approved.” Roll call vote: Yeas: All commissioners present.

The City Council accepted the Planning Commissions recommendation and voted unanimously to approve the Final Plat.

Dennis Armstrong, architect for Cabelas, and Rick Harrison of Site Design Studio, Minneapolis, MN, presented the master plan concept for Cabela’s East Sidney Development. The “Prefurbia” design concept will create a new standard for new neighborhoods in the area. This general area is also where Sidney Regional Medical Center will construct its new medical facilities and should the voters authorize the new consolidated grade school, it will also be located in this general area. The first quadrant of houses will consist of 200 homes. The preliminary processes have begun to make this project a reality, with groundbreaking on the project slated for 2014.

The meeting adjourned at 6:55 p.m.

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CHAIRMAN

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DEPUTY CITY CLERK