

Sidney, Nebraska, November 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 November 18, 2013 in the City Council Chambers, located at 1115 13th Avenue. Present were: Chairman: Spiker and Commissioners: Egging, Leever, McCarville, Mueller, and Phillips. Absent: England and Gull. Others present: City Manager Person, Chief Building Official Rowan, Zoning Administrator 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 at the rear of the room.

Phillips moved, McCarville seconded "That the minutes of the October 21, 2013 meeting be approved as printed." Roll call vote: Yeas: Egging, Leever, McCarville, Phillips, and Spiker. Abstain: Mueller. Absent: England and Gull.

Chairman Spiker announced that the Planning Commission would now hold a public hearing re: Proposed amendment to Chapter 1264, Area and Height Restrictions, Section 1264.01 "Graphical Display of Regulations" of the Codified Ordinances, to increase the maximum height restrictions in C-3 Zones from 50 to 80 feet; 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: Brad Rowan and Gary Person.

Staff explained that there were currently two projects coming forward that would exceed the current 50' maximum height restriction. It was noted that the 80' recommendation came from the fire department as being plenty for the ladder truck in case of fire.

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

Phillips moved, Egging seconded "That the Planning Commission recommend to the City Council that the Proposed Ordinance amending Chapter 1264, Area and Height Restrictions, Section 1264.01 "Graphical Display of Regulations" of the Codified Ordinances, to increase the maximum height restrictions in C-3 Zones from 50 to 80 feet , be approved." Roll call vote: Yeas: All commissioners present. Absent: England and Gull.

Chairman Spiker announced that the Planning Commission would now hold a public hearing re: Proposed amendments to Chapter 1262, Use Regulations, Section 1262.03 "Use Charts (a)-(1)" of the Codified Ordinances, to allow mobile homes, communication towers and antennas, and crop production and orchards as permitted uses in agricultural zoning districts; to allow landscaping and nursery services and sand, gravel and material storage as permitted uses, with a conditional use permit, in agricultural zoning districts; to allow mobile homes as a permitted use in agricultural residential zoning districts; 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: Gary Person and Brad Rowan.

Discussion was held regarding the size of acreage in relation to the number of mobile homes per acre. It was determined that only one mobile home could be located on one acreage, no matter the size, unless the acreage was subdivided.

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

Mueller moved, McCarville seconded "That the Planning Commission recommend to the City Council that the Proposed Ordinance amending Chapter 1262, Use Regulations, Section 1262.03 "Use Charts (a)-(1)" of the Codified Ordinances, to allow mobile homes, communication towers and antennas, and crop production and orchards as permitted uses in agricultural zoning districts; to allow landscaping and nursery services and sand, gravel and material storage as permitted uses, with a conditional use permit, in agricultural zoning districts; to allow mobile homes as a permitted use in agricultural residential zoning districts, be approved." Roll call vote: Yeas: All commissioners present. Absent: England and Gull.

Chairman Spiker announced that the Planning Commission would now hold a public hearing on the Proposed changes to Chapter 1270, Off-street Parking and Loading, Section 1270.02 "Facilities", Subsection (c) Dimensions of Space, of the Codified Ordinances, to decrease the minimum width restriction for off-street parking for facilities to nine (9) feet; 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: Ben Dayton, Brad Rowan and Gary Person.

Staff explained that the purpose of this proposal is to establish uniformity in the widths of parking spaces throughout the City. Random surveys showed that this is the standard and would only be the minimum required. Businesses could always choose to go bigger. Cabela's and most of the motels already use the 9' width as their standard.

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

McCarville moved, Egging seconded “That the Planning Commission recommend to the City Council that the Proposed Ordinance amending Chapter 1270, Off-street Parking and Loading, Section 1270.02 ”Facilities”, Subsection (c) Dimensions of Space, of the Codified Ordinances, to decrease the minimum width restriction for off-street parking for facilities to nine (9) feet, be approved.” Roll call vote: Yeas: Egging, Leever, McCarville, Mueller, and Phillips. Nays: Spiker. Absent: England and Gull.

City Manager Person explained the restructuring of City staff and gave an update on a proposed road to the Kielian sand and gravel pit.

Chairman Spiker suggested a revisiting of City limit lines in areas that are currently excluded, in order to “smooth out” the lines. City Manager Person stated that there are a couple of property owners in this type of situation that are in favour of this, making this an ideal time to start looking at it. He will pursue discussions with them to obtain letters of commitment.

The meeting adjourned at 5:50 p.m.

CHAIRMAN

DEPUTY CITY CLERK