

Sidney, Nebraska, December 29, 2014

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 December 29, 2014 in the City Council Chambers, located at 1115 13th Avenue. Present were: Chairman Spiker and Commissioners: Cortney, Egging, England, McCarville, Phillips, Smith, and Volkmer. Absent: Mueller. Others present: City Manager Person, Zoning Administrator Dayton, Chief Building Official Rowan, City Attorney J Leef, 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, Egging seconded, "That the minutes of the December 15, 2014 meeting be approved." Roll call vote: Yeas: Egging, Phillips, Spiker, Smith, and Cortney. Abstain: England, McCarville, and Volkmer. Absent: Mueller.

Chairman Spiker announced that the Planning Commission would now continue, from the December 15th meeting, the public hearing re: the Conditional Use Permit application of Gary and Sonja Ehlers to operate a commercial gym and fitness center at 1850 15th Avenue.

The following filed written objections: None. The following appeared in person or by agent or by attorney and were heard: Sonja and Gary Ehlers.

Sonja Ehlers explained that, after the last Planning Commission meeting, Chief Building Official Rowan had inspected the building and given them a list of requirements and recommendations to bring the building into compliance for the proposed fitness center. She further explained that since that time they have been working on the building and have finished approximately 50% of the work. They are continuing on with a plan for completion under Rowan's guidance. She noted that they have a 2-year lease with the property owner for this building.

Chief Building Official Rowan stated that the Ehlers have been diligent in working with City staff and estimated that the project could be completed within thirty days.

City Manager Person explained that, following the December 15th meeting, he and City Inspector Dayton had met with the Golden Living administrator to give them a 10 day verbal notification of the proposed Conditional Use Permit. He noted that they expressed no concerns with the building being used as a fitness center.

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

Phillips moved, Spiker seconded "That the Conditional Use Permit application of Gary and Sonja Ehlers to operate a commercial gym and fitness center at 1850 15th Avenue be approved, contingent on satisfaction of building code requirements, for a period of two years." Roll call vote: Yeas: All commissioners present. Absent: Mueller.

City Manager Person stressed that before signing off on the certification of occupancy, Chief Building Official Rowan will have to approve that all requirements have been completed.

The meeting adjourned at 5:50 P.M.

CHAIRMAN

DEPUTY CLERK

