

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 February 16, 2015 in the City Council Chambers, located at 1115 13th Avenue. Present were: Chairman Spiker and Commissioners: Cortney, McCarville, Phillips, Smith, and Volkmer. Absent: Egging and England. Others present: City Manager Person, 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.

McCarville moved, Volkmer seconded, "That the minutes of the December 29, 2014 meeting be approved." Roll call vote: Yeas: All commissioners present. Absent: Egging and England.

Chairman Spiker announced that the Planning Commission would now consider the Preliminary Plat application of OMNI Investments, LLC to subdivide an unplatted tract of land located within the Northwest Quarter of Section 32, Township 13 North, Range 49 West of the 6th P.M., more commonly known as 301 Illinois Street; 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: Dan Munson.

Dan Munson stated that he had purchased this property from the railroad without knowing it needed to be platted. He noted that it will include a 50' right of way access easement for his use, which will remain unimproved indefinitely, and a 25' access easement on the south of the property that the railroad will still own. Farmer's Coop will not use the new unimproved road as they have their own access.

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

McCarville moved, Phillips seconded "That the Planning Commission recommend to the City Council that the Preliminary Plat application of OMNI Investments, LLC to subdivide an unplatted tract of land located within the Northwest Quarter of Section 32, Township 13 North, Range 49 West of the 6th P.M., more commonly known as 301 Illinois Street, be approved." Roll call vote: Yeas: All commissioners present. Absent: Egging and England.

Chairman Spiker announced that the Planning Commission would now consider the Conditional Use Permit application of Clausen Brothers Development and Verizon Wireless to construct and operate an 88' monopole cellular communications tower on the southeast corner of the property located at 2585 Fort Sidney Rd.; 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: Jeffrey Skinner, Verizon Wireless.

Mr. Skinner stated that the proposed 88' monopole cellular communications tower, to be located at 2585 Ft. Sidney Rd., would be the third tower site for Verizon in Sidney. He stated that the new tower is critical in order to satisfy the current extra data capacity need, as well as that of future development, in Sidney. He described the proposed tower as an 88' monopole with lightning rods, capable of housing two other carriers. A radio shelter would be constructed next to the tower, surrounded by a chain link/barbed wire fence. He stated that the Federal Aviation Administration does not require the tower to be lit. He noted that the Verizon lease for the property is for five-five year terms, or 25 years, and would ask that the conditional permit allow for this.

City Manager Person suggested that the City reserve the right to request that the tower be lit if the need arises in the future.

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

Smith moved, Spiker seconded "That the Conditional Use Permit application of Clausen Brothers Development and Verizon Wireless to construct and operate an 88' monopole cellular communications tower on the southeast corner of the property located at 2585 Fort Sidney Rd. be approved with the stipulation that the City reserve the right to request that the tower be lit at a future date if the need arises." Roll call vote: Yeas: All commissioners present. Absent: Egging and England.

City Manager Person announced that Jon Mueller had resigned from the Planning Commission. He stated that the Mayor would be recommending a replacement to the City Council at the February 24th meeting.

The meeting adjourned at 5:43 P.M.

CHAIRMAN

DEPUTY CLERK

