

Sidney, Nebraska, June 15, 2015

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 June 15, 2015 in the City Council Chambers, located at 1115 13th Avenue. Present were: Chairman Spiker and Commissioners: Cortney, Egging, SmithMccarville, Phillips,,Sherlock and Volkmer. Absent: 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.

Cortney moved, Egging seconded, "That the minutes of the May 18, 2015 meeting be approved." Roll call vote: Yeas: Smith, Volkmer, Spiker, Egging, and Cortney. Abstain: Phillips, McCarville, and Sherlock. Absent: England.

Chairman Spiker announced that the Planning Commission would now consider the Preliminary Plat application of Matthew Snyder to subdivide a tract of land located within the East Half of the West Half and the West Half of the Northeast Quarter of Section 1, Township 13 North, Range 50 West of the 6th P.M., Cheyenne County, Nebraska, located on Sidney Draw Road, into Lots 1 and 2, Block 1, Snyder Subdivision, for two residential tracts; 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: Matthew Snyder.

Mr. Snyder stated that he had purchased the an acreage on the south side of County Rd. 20 with the intention of subdividing the two front parcels into residential lots and retaining the remaining acreage for himself. He stated that the property is currently zoned Agricultural and he would like to have it rezoned to Agricultural Residential to allow for two 7+ acre residential lots. He felt that this size would be a good fit for the area.

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

McCarville moved, Smith seconded "That the Planning Commission recommend to the City Council that the Preliminary Plat application of Matthew Snyder to subdivide a tract of land located within the East Half of the West Half and the West Half of the Northeast Quarter of Section 1, Township 13 North, Range 50 West of the 6th P.M., Cheyenne County, Nebraska, located on Sidney Draw Road, into Lots 1 and 2, Block 1, Snyder Subdivision, for two residential tracts, be approved." Roll call vote: Yeas: All commissioners present. Absent: England.

Chairman Spiker announced that the Planning Commission would now consider the Rezoning application of Matthew Snyder to rezone Lots 1 and 2, Block 1, Snyder Subdivision, located within the East Half of the West Half and the West Half of the Northeast Quarter of Section 1, Township 13 North, Range 50 West of the 6th P.M., Cheyenne County, Nebraska, consisting of 14 acres more or less, from A (Agricultural) to AR (Agricultural Residential) Zone; 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.

Zoning Administrator Dayton stated that the rezoning was being sought to comply with acreage requirements for lot size. The current A (Agricultural) zoning requires a parcel to be over 20 acres. The proposed tracts would consist of approximately 7 acres each, which falls into the

requirements of AR (Ag-Residential) Zone, encompassing parcels from 5-20 acres in size. The uses in these two zones are basically the same.

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

Volkmer moved, Egging seconded "That the Planning Commission recommend to the City Council that the Rezoning application of Matthew Snyder to rezone Lots 1 and 2, Block 1, Snyder Subdivision, from A (Agricultural) to AR (Ag-Residential) Zone be approved." Roll call vote: Yeas: All commissioners present. Absent: England.

City Manager Person informed the Commissioners that he had spoken with the Council and Mayor regarding the issue of a possible rezoning for a portion of the Sidney Business Park, which he had discussed with the Planning Commission at the May meeting. He was told that the City would need an offer in hand before bringing forth this issue. He reported that an offer had been received today, so the item will placed on the agenda for July.

The meeting adjourned at 5:40 P.M.

CHAIRMAN

DEPUTY CLERK

