

Sidney, Nebraska, July 18, 2016

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 July 18, 2016 in the City Council Chambers, located at 1115 13th Avenue. Present were: Vice-Chairman Phillips and Commissioners: Cortney, Egging, England, Sherlock, and Smith. Absent: Volkmer. Others present: City Manager Sadler, Zoning Administrator Dayton, Deputy Clerk Heilbrun and City Attorney Leef. 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.

Vice-Chairman Phillips 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.

City Attorney Leef called for nominations for Chair of the Planning Commission for the year beginning June 1, 2016 through June 1, 2017.

Phillips moved, Cortney seconded "That Robert England be nominated as Chairman of the Planning Commission." Egging moved, Cortney seconded that nominations cease. Roll call vote: Yeas: Smith, Egging, Cortney, Phillips and Sherlock. Abstain: England. Absent: Volkmer.

Chairman England called for nominations for Vice-Chair of the Planning Commission for the year beginning June 1, 2016 through June 1, 2017. Cortney moved, England seconded "That John Phillips be nominated as Vice-Chairman." Smith moved, Egging seconded that nominations cease. Roll call vote: Yeas: Smith, Egging, Cortney, England and Sherlock. Abstain: Phillips. Absent: Volkmer.

Phillips moved, Cortney seconded "That the minutes of the May 16, 2016, meeting be approved." Roll call vote: Yeas: All commissioners present. Absent: Volkmer.

Chairman England announced that the Planning Commission would now hold a public hearing to consider the Application for Conditional Use Permit of Fred & Jacque Neal for gravel excavation/mining and stockpiling of sand and gravel on the SW/4 of the SW/4 of Section 20, Township 14 North, Range 49 West of the 6th P.M., located .5 miles north of the City Limits on County Road 113; 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: Fred Neal.

Mr. Neal stated that he was present to request a renewal of a permit that was granted two years ago by the Planning Commission to operate the sand/gravel pit. He noted that the only issues that had come up, treating the dust on the county road with mag chloride and a parking area for waiting trucks, had been addressed to the satisfaction of the neighbors and County. He stated that he would like to see the permit period extended to five years.

Zoning Administrator Ben Dayton noted that the road had been graded and maintained to the satisfaction of the City/County so the maintenance fees proposed in the original permit had been waived by the City.

There being no further comment, Chairman England closed the public hearing and asked for a motion on the request.

Smith moved, Sherlock seconded “That Conditional Use Permit of Fred & Jacque Neal for gravel excavation/mining and stockpiling of sand and gravel on the SW/4 of the SW/4 of Section 20, Township 14 North, Range 49 West of the 6th P.M., located .5 miles north of the City Limits on County Road 113 be approved for a period of three (3) years with the same provisions as the previous permit.” Roll call vote: Yeas: All commissioners present. Absent: Volkmer.

The Commissioners designated the Mobile Home and Chronic Nuisances sections of the zoning ordinances as priorities for review and revision. City Attorney Leef stated that she would prepare revisions to the Mobile Home ordinance for the Commission’s review at the August meeting, and the Chronic Nuisance ordinance the following month.

City Manager Sadler introduced Dawn Martin, Assistant City Manager, and Kevin Kubo, Chief Building Official to the Commission. He gave an update on the status of potential applicants to fill the two vacancies on the Planning Commission.

The meeting adjourned at 6:22 P.M.

CHAIRMAN

DEPUTY CLERK

