

Sidney, Nebraska, August 15, 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 August 15, 2016 in the City Council Chambers, located at 1115 13th Avenue. Present were: Chairman England and Commissioners: Cortney, Phillips, Smith and Volkmer. Absent: Egging and Sherlock. Others present: Zoning Administrator Dayton, Chief Building Official Kubo, Deputy Clerk Heilbrun, City Attorney Leef and Assistant City Manager Martin. 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 England 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, Phillips seconded "That the minutes of the July 18, 2016, meeting be approved." Roll call vote: Yeas: Cortney, England, Phillips and Smith. Abstain: Volkmer. Absent: Egging and Sherlock.

Chairman England announced that the Planning Commission would now hold a public hearing to consider amendments to the Codified Ordinances of the City of Sidney, Nebraska re: Chapter 1252 Mobile Homes; Section 1252.02 Occupancy; Locations; to provide for recreational vehicles in mobile home parks when certain conditions are met; 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: J Leef, Kevin Kubo, and Ben Dayton.

City Attorney Leef presented the proposed changes to the ordinance (listed in red) which would add "Recreational Vehicles" and "Travel Trailer Parks" to the current ordinance to encompass what is currently being allowed. It will require Mobile Homes and Recreational Vehicles to be parked in Mobile Home Parks or Travel Trailer Parks. They may not be occupied in any other residentially zoned lots. Any recreational vehicles allowed in Mobile Home/Trailer Parks must 1) have an operational toilet, 2) meet all State guidelines regarding utilities, 3) be permanently connected to electrical and sewer hookups, and 4) have a fully operational water hookup.

Commissioner Cortney was concerned that this would restrict situations where out-of-town relation, coming to town for a visit, could park a travel trailer in a driveway and stay in it overnight or for a few days. Chief Building Official Kubo stated that while a clause could be added to the ordinance to allow overnight stays for a few days, it would be an enforcement nightmare. City Attorney Leef cautioned against adding this type of clause, pointing out that restricting occupancy of travel trailers in residentially-zoned neighborhoods is not a new stipulation to the current ordinance. It is also not the purpose of the ordinance revision, which is to allow recreation vehicles to park in mobile home parks.

Because the public hearing notice did not include recommended changes to Chapter 1254 Travel Trailers, Section 1254.03 Occupancy of Trailer Parks, it will not be considered at this meeting. It will appear on the September agenda.

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

Smith moved, Volkmer seconded "That the Planning Commission recommend to the City Council that the amendments to the Codified Ordinances of the City of Sidney, Nebraska re: Chapter 1252 Mobile Homes; Section 1252.02 Occupancy; Locations; to provide for recreational vehicles in mobile home parks when certain conditions are met, be approved." Roll call vote: Yeas: All commissioners present. Absent: Egging and Sherlock.

City Attorney will prepare revised ordinances relating to the Chronic Nuisances and Inactive Signs for consideration at the September Planning Commission meeting, along with Chapter 1254 Travel Trailers, Section 1254.03 Occupancy of Trailer Parks.

Updates on: the trailer on a residential lot on South 11th Avenue, property on east Highway 30, and status of the auto repair shop on 13th Avenue were provided by Kevin Kubo. All situations have complied with requests by the City and/or are in compliance with their zoning regulations.

Deputy Heilbrun noted that applications are still being accepted to fill the two vacancies on the Planning Commission, and urged the Commissioners to encourage individuals to apply.

The meeting adjourned at 6:08 P.M.

CHAIRMAN

DEPUTY CLERK