

Sidney, Nebraska, October 17, 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 October 17, 2016 in the City Council Chambers, located at 1115 13th Avenue. Present were: Chairman England and Commissioners: Cortney, Egging, Karnik, Long, Phillips, Sherlock, and Volkmer. Absent: Smith. Others present: Zoning Administrator Dayton, City Manager Sadler, City Attorney 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 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.

Phillips moved, Karnik seconded "That the minutes of the September 19, 2016, meeting be approved." Roll call vote: Yeas: Egging, Karnik, Phillips, Sherlock, and Volkmer. Abstain: England, Cortney and Long. Absent: Smith.

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; and recommendation to City Council regarding same; 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 proposed changes remove any referral to travel trailers on residential lots and allow travel trailers to occupy lots in mobile home zones with conditions that they have a bathroom, utility hookups, etc. He noted that a travel trailer used as a field office in a construction zone is considered temporary and does not need bathroom facilities. He further noted that 5th wheel trailers can be stored on private property off the street, but not occupied.

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

Volkmer moved, Phillips 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: Smith.

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 1254 Travel Trailers; Sections 1254.02 and 1254.03 Occupancy of Trailer Parks; adding a provision to properties that are zoned C-3, M-1 and M-2 to be able to occupy travel trailers with the issuance of a Conditional Use Permit 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: Ben Dayton.

Zoning Administrator Dayton explained that this revision deals with occupancy of travel trailers, outside of mobile home parks, in C-3, M-1 or M-2 zones with a conditional use permit when meeting conditions relating to water, electric and solid waste services. This type of conditional use permit could be helpful in housing construction workers, harvesters, etc. for a limited period of time. It would allow a property owner in one of these zones to apply for a conditional use permit, specifying the number of units, time frame of occupancy, etc. It could be applied for during the pre-construction phase, which typically takes from three to six months, and be in place prior to the beginning of the construction. If a project exceeds 30 days, or the time allowed on the conditional use permit, the property owner can request an extension of the permit.

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

Phillips 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 1254 Travel Trailers; Sections 1254.02 and 1254.03 Occupancy of Trailer Parks; to provide for properties that are zoned C-3, M-1 and M-2 to be able to occupy travel trailers with the issuance of a Conditional Use Permit when certain conditions are met, be approved.” Roll call vote: Yeas: All commissioners present. Absent: Smith.

Chairman England announced that the Planning Commission would now hold a public hearing to review and consider approval of an amendment to a redevelopment plan referred by the City of Sidney Community Development Agency entitled “Second Modification to the Redevelopment Plan on EAST OLD POST ROAD” to finalize a tax increment financing for the Patel Development; and Resolution No. PC20161001 making a recommendation to the City Council regarding same; 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: City Manager Sadler and City Attorney Leef.

City Manager Sadler provided the Commissioners with a detailed explanation of the Tax Increment Financing process and history of the East Old Post Road Redevelopment Plan. He explained that the Patel project is the 2nd modification to the original Plan, with the Wieser project being the 1st modification, He pointed out that the original date of June 24, 2008 for the East Old Post Road Redevelopment Plan remains in effect for all subsequent modifications, and the term of 15 years is calculated from the passage of the original Redevelopment Plan.

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

Egging moved, Karnik seconded “That the Planning Commission recommend to the City Council that the amendment to a redevelopment plan referred by the City of Sidney Community Development Agency entitled “Second Modification to the Redevelopment Plan on EAST OLD POST ROAD” to finalize a tax increment financing for the Patel Development; and Resolution No. PC20161001 regarding same, be approved.” Roll call vote: Yeas: All commissioners present. Absent: Smith.

Bob Long was welcomed as a new member to the Planning Commission.

City Manager Sadler encouraged everyone to remain positive regarding recent announcements in Sidney.

The meeting adjourned at 6:13 P.M.

CHAIRMAN

DEPUTY CLERK

