

Sidney, Nebraska, December 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 December 19, 2016 in the City Council Chambers, located at 1115 13th Avenue. Present were: Chairman England and Commissioners: Cortney, Egging, Long, Phillips, and Smith. Absent: Karnik, Sherlock and Volkmer. Others present: 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 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, Egging seconded "That the minutes of the October 17, 2016, meeting be approved." Roll call vote: Yeas: Cortney, Egging, England, Long, and Phillips. Abstain: Smith. Absent: Karnik, Sherlock, and Volkmer.

Chairman England announced that the Planning Commission would now hold a public hearing to consider a Conditional Use Permit for Creekside Ventures, LLC to operate a Veterinary Clinic on Lot 1, Block 2, Superior Subdivision, more commonly known as 284 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: Ben Dayton.

Zoning Administrator Dayton stated that Creekside Ventures has requested to relocate their clinic to 284 Illinois Street on a temporary basis, as they have outgrown their mobile unit on the Farmer's Feed & Seed lot. Their new permanent facility, which will be located at the Sidney Industrial Site, will not break ground until spring 2017. He noted that all veterinary service facilities require a conditional use permit, no matter what zone they are in. It is not their intention to board animals at the new facility, but to utilize additional space for exam rooms. He was instructed to mirror the conditions of the original permit for the facility at the Industrial Site, and include a one year time limit for 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, Long seconded "That the Conditional Use Permit for Creekside Ventures, LLC to operate a Veterinary Clinic on Lot 1, Block 2, Superior Subdivision, more commonly known as 284 Illinois Street be approved for a period of one year, subject to conditions on the original permit." Roll call vote: Yeas: All commissioners present. Absent: Karnik, Sherlock and Volkmer.

The meeting adjourned at 5:38 P.M.

CHAIRMAN

DEPUTY CLERK

