

Sidney, Nebraska, May 15, 2017

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 May 15, 2017 in the City Council Chambers, located at 1115 13<sup>th</sup> Avenue. Present were: Vice-Chairman Phillips and Commissioners: Cortney Egging, Long, Smith and Volkmer. Absent: England and Karnik. 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.

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.

Cortney moved, Smith seconded "That the minutes of the April 17, 2017 meeting be approved." Roll call vote: Yeas: All Commissioners present. Absent: England and Karnik.

Vice-Chairman Phillips announced that the Planning Commission would now hold a public hearing to consider the Preliminary Plat application of Cabela's Wholesale, Inc. to subdivide Lots 1B and 1C, Block 1, A Replat of Lot 1A, Block 1, Cabela's First Addition ; 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.

The following filed written objections: None. The following appeared in person or by agent or by attorney and were heard: Troy Kurz.

Zoning Administrator Dayton stated that the properties being subdivided were across from Perkins on Cabela's Drive and the extreme southeast parking lots of the retail store. The City has no issues with the subdivision of the property which is already zoned C-3.

Troy Kurz, Senior Construction Manager from Cabelas, stated that the purpose of the replats was to create parcels for resale. He noted that they did not have any perspective buyers at this time, although they had been approached by a drive-through coffee corner for a location on the truck parking lot.

There being no further questions or comments, Vice-Chairman Phillips 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 Preliminary Plat application of Cabela's Wholesale, Inc. to subdivide Lots 1B and 1C, Block 1, A Replat of Lot 1A, Block 1, Cabela's First Addition, be approved." Roll call vote: Yeas: All Commissioners present. Absent: England and Karnik.

Vice-Chairman Phillips announced that the Planning Commission would now hold a public hearing to consider the Preliminary Plat application of Cabela's Wholesale, Inc. to subdivide Lot 1A and 1B, Block 3, A Replat of Lot 1, Block 3, a final Replat of Cabela's First Addition; 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.

The following filed written objections: None. The following appeared in person or by agent or by attorney and were heard: Troy Kurz.

Mr. Kurz explained that the request on this parcel was the same as the previous one considered.

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

Cortney moved, Phillips seconded "That the Planning Commission recommend to the City Council that the Preliminary Plat application of Cabela's Wholesale, Inc. to subdivide Lot 1A and 1B, Block 3, A Replat of Lot 1, Block 3, a final Replat of Cabela's First Addition be approved." Roll call vote: Yeas: All commissioners present. Absent: England and Karnik.

Commissioner Cortney stated that she would not be seeking another term on the Planning Commission.

The meeting adjourned at 5:40 P.M.

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CHAIRMAN

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DEPUTY CLERK