

Sidney, Nebraska, June 19, 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 June 19, 2017 in the City Council Chambers, located at 1115 13th Avenue. Present were: Vice-Chairman Phillips and Commissioners: Egging, Karnik, Long, Smith and Volkmer. Absent: England. Others present: Zoning Administrator Dayton, City Manager Sadler, CBO Kubo, Police Chief Aikens 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.

Volkmer moved, Egging seconded "That the minutes of the May 15, 2017 meeting be approved." Roll call vote: Yeas: All Commissioners present. Absent: England.

Vice-Chairman Phillips announced that the Planning Commission would now hold a public hearing to consider the Application of Kae Nelson, 1740 12th Avenue, for a Waiver for Truck Parking in a Residential Zone on Lot 8 and the East 12 Feet of Lot 7, Block 8, Clarkson Second 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: Kae and Cheryl Nelson.

Zoning Administrator Dayton stated that this request presented the best scenario for truck parking, as the truck is parked well off the street and has not been disruptive to the neighborhood. Police Chief Aikens stated that there have been no complaints from the street superintendent on the road conditions or complaints from neighbors regarding the truck parking in this area.

Kae Nelson stated that he has been parking his truck at his residence for 34 years. He usually parks his truck empty but occasionally has a load. He also explained that he had explored other parking options and presented costs for three different scenarios, ranging from \$40/month for parking and electricity to \$250/mo. which included a shop bay. He asked that he be allowed two possible routes to his residence, one from the west and one from the east, if the permit is granted.

Discussion was held as to possible damage to the dirt street from the truck. Cheryl Nelson explained that they have added chip rock from the curb line to the dirt street to accommodate the truck. Police Chief Aikens stated that there has not been a problem with the road being torn up in the past.

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

Egging moved, Smith seconded "That the Planning Commission recommend to the City Council that the Application of Kae Nelson, 1740 12th Avenue, for a Waiver for Truck Parking in a Residential Zone on Lot 8 and the East 12 Feet of Lot 7, Block 8, Clarkson Second Addition, be approved for five years." Roll call vote: Yeas: All Commissioners present. Absent: England.

City Manager Sadler reminded the Commissioners to encourage others to apply for the two openings on the Planning Commission.

The meeting adjourned at 5:42 P.M.

VICE-CHAIRMAN

DEPUTY CLERK

