

FINAL REPORT

PLANNING COMMISSION MEETING

5/21/18

RE: Subdivision Application of City of Sidney Economic Development

Chairman Phillips announced that the Planning Commission would now hold a public hearing to consider the Preliminary Plat Application of the City of Sidney Economic Development to subdivide a 4.03 acre tract of land located in the Sidney Business Park Addition, located at Highway L-17J, 100 Commerce Court for development; 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: Melissa Norgard, Economic Development Director.

Melissa Norgard explained that NexGen Outfitters is launching an online retail business focused on hunting, shooting and camping products at the Sidney Business Park, with a June 1st launch date. The Economic Development Citizen's Advisory Review Board and City Council has agreed and approved the agreement to grant 8.06 acres of land in the Sidney Business Park to NexGen Outfitters, and in exchange they will create 12 new jobs and \$640,000 in new payroll within 5 years. There is currently 4.03 acres of land platted in Lot 3 at the Sidney Business Park. They are asking for an additional 4.03 acres of land to the north of Lot 3 to be platted for future expansion and growth.

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

Smith moved, Egging seconded "That the Planning Commission recommend to the City Council that the request of the City of Sidney Economic Development to subdivide a 4.03 acre tract of land located in the Sidney Business Park Addition, located at Highway L-17J, 100 Commerce Court for development be approved." Roll call vote: Yeas: All Commissioners present. Absent: Loghry.