

Sidney, Nebraska, June 18, 2012  
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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 18, 2012 in the City Council Chambers. Present were: Chairman: Spiker and Commissioners: Egging, England, Lawler, Mueller, and Phillips. Absent: Gull, Leever, and McCarville. Others present: City Manager Person 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 Spiker announced to all in attendance, that a current copy of the Nebraska Open Meetings Act was available for review.

Jonathan Mueller and Jamie Gull were welcomed as new members of the Planning Commission.

City Manager Person announced that an election for Chair and Vice-Chair of the Planning Commission from June 1, 2012 through June 1, 2013 would now be held.

Phillips moved, England seconded "That Jerry Spiker be nominated as Chairman of the Planning Commission." Roll call vote: Yeas: Egging, England, Lawler, Mueller, and Phillips. Abstain: Spiker. Absent: Gull, Leever, and McCarville.

Spiker moved, Egging seconded "That John Phillips be nominated as Vice-Chair of the Planning Commission." Roll call vote: Yeas: Spiker, Egging, England, Lawler, and Mueller. Abstain: Phillips. Absent: Gull, Leever, and McCarville.

Lawler moved, Egging seconded "That the minutes of the February 21, 2012 meeting be approved as printed." Roll call vote: Yeas: All commissioners present. Absent: Gull, Leever, and McCarville.

Chairman Spiker announced that the Planning Commission would now hold a public hearing on the Preliminary Plat Application of Fort Sidney Land Development, LLC for a parcel of land to be known as Block 1, Fort Sidney Addition, and Lot 7, Block 1, Prairie Winds Addition, and Outlot D; located in Southeast Quarter of Section 32, Township 14, North, Range 49 West of the 6th P.M., Cheyenne County, Nebraska, containing 13.29 acres, more or less; 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: Kelly Beatty of M.C. Schaff & Associates.

Mr. Beatty presented the Commissioners with the most current version of the preliminary plat, answering various questions from the Commission regarding same.

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

England moved, Phillips seconded "That the Planning Commission recommend to the City Council that the Preliminary Plat Application of Fort Sidney Land Development, LLC for a parcel of land to be known as Block 1, Fort Sidney Addition, and Lot 7, Block 1, Prairie Winds Addition, and Outlot D; located in Southeast Quarter of Section 32, Township 14, North, Range 49 West of the 6th P.M., Cheyenne County, Nebraska, containing 13.29 acres, more or less, be approved." Roll call vote: Yeas: All commissioners present. Absent: Gull, Leever, and McCarville.

Chairman Spiker announced that the Planning Commission would now hold a public hearing on the Rezoning Application of Fort Sidney Land Development, LLC for Block 1, Fort Sidney Addition from R-1 (Single Family Residential) to R-3 (Heavy Density Multi-Family Residential) Zone; 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 Gary Person.

City Manager Person explained that the proposed zoning change will allow for the construction of a high-end apartment complex on the property—something that is in high demand with residents and prospective residents of the community. He pointed out the pictures of the proposed development on the east wall of the council room and gave a brief explanation of the amenities that will be offered with the complex. He invited those present to attend an informational meet-and-greet at the Hillside Grill on June 21<sup>st</sup> where they will be able to meet the developers and get additional information on the project.

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

Egging moved, Lawler seconded “That the Planning Commission recommend to the City Council that the Rezoning Application of Fort Sidney Land Development, LLC for Block 1, Fort Sidney Addition from R-1 (Single Family Residential) to R-3 (Heavy Density Multi-Family Residential) Zone, be approved.” Roll call vote: Yeas: All commissioners present. Absent: Gull, Leever, and McCarville.

Chairman Spiker announced that the Planning Commission would now consider the Third Modification to Prairie Winds Development Plan, and Resolution No. PC20120601 regarding same.

The following filed written objections: None. The following appeared in person or by agent or by attorney and were heard: City Manager Gary Person.

City Manager Person explained the process of Tax Increment Financing. He gave a history of the Prairie Winds Development Plan through it’s various stages, noting that the sale and development of the Lodgepole Creek Apartment Complex, as proposed, are dependent on the approval of the third modification of the current redevelopment plan.

There being no further discussion, Chairman Spiker asked for a motion on the item.

England moved, Egging seconded “That the Planning Commission recommend to the Community Development Agency for submission to the governing body of the City of Sidney, that the Third Modification to Prairie Winds Development Plan, and Resolution No. PC20120601 regarding same, be approved.” Roll call vote: Yeas: All commissioners present. Absent: Gull, Leever, and McCarville.

#### RESOLUTION NO. PC20120601

BE IT RESOLVED by the Planning Commission of the City of Sidney, Nebraska, that the modification of redevelopment plan entitled “Third Modification to Prairie Winds Redevelopment Plan ”, referred to the Planning Commission by the City of Sidney Community Development Agency, has been reviewed by the Planning Commission and the Planning Commission hereby finds that such plan conforms with the general plan for the development of the City of Sidney as a whole and recommends that such plan be approved and adopted.

City Manager Person gave an update on the cleanup of Bryan’s Auto, stating that the matter had exceeded the 90-day limit imposed and had been referred to the City Attorney.

The meeting adjourned at 6:17 p.m.

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CHAIRMAN

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DEPUTY CITY CLERK