

CITY OF SIDNEY, NEBRASKA

PLANNING COMMISSION-

AGENDA FOR: MONDAY APRIL 15, 2019, 5:30 P.M.

CITY COUNCIL CHAMBERS, 1115 13TH AVENUE, SIDNEY, NE 69162

1. Announcement of Public Meetings Act: The Open Meetings Law poster is posted at the rear of the room, please refer to posted information if you have any questions regarding the open meetings law.
2. Approval of minutes of October 15, 2018, as printed.
3. PUBLIC HEARING: Rezoning request of Kenneth D. & Jamie A. Starman to rezone a parcel of land located in Part of the SW/4, SW/4, NW/4 Section 33, Township 14, Range 49, consisting of .858 Acres, more commonly known as 1101 Greenwood Road, Sidney, NE, from A (Agricultural) to M-1 (Light Manufacturing & Industrial) Zone; for the purpose of outside storage.
4. Comments by the public and action concerning other business by the commission.

ADJOURNMENT

Sidney, Nebraska, October 15, 2018

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 October 15, 2018 in the City Council Chambers, located at 1115 13th Avenue. Present were: Chairman Smith and Commissioners: England, Glenn, Loghry, Long, Phillips, Schmitt, and Sweetser. Absent: Volkmer. Others present: Chief Building Official Kubo 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 Smith 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.

Phillips moved, Loghry seconded "That the minutes of the September 17, 2018 meeting be approved." Roll call vote: Yeas: Schmitt, Long, Loghry, Smith, Phillips, Sweetser and Glenn. Abstain: England. Absent: Volkmer.

Chairman Smith announced that the Planning Commission would now hold a public hearing at 5:32 p.m. to consider the Conditional Use Permit Application of Bernard Fehringer to operate an Indoor Shooting Range for Cowboy Fast Draw and BB Gun instruction and shooting at 817 12th Avenue, Sidney, NE; 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: Bernard Fehringer, Bill Struckmeyer, Lance O'Brien, Leslie Merlino, Jeff Makris, Ernie Ewing, Don Ogle, and Police Chief Joe Aikens.

Bernard Fehringer introduced members of the Cowboy Fast Draw club. He explained that the area they are requesting to use for the indoor shooting range is one-half of the second floor located above the Sidney Sun Telegraph. In the past it was used by the Jaycees for BB-gun instruction. He noted that the timing is ideal as they are being charged a one-time fee of \$100.00 by Stephenson Publishing to rent the space on a month-to-month basis for their purpose. The location they currently use requires them to tear down after each use. This space would allow them to set up and leave the posters, equipment, etc. He provided the insurance policy which is affiliated through the NRA. He described the proposed range as having kevlar curtains hanging from ceiling, wax bullets, 8 backstops on wheels for BB gun practice, and targets on each end with box fans for circulation and management of smoke. There is a small room that will be used to store guns/pistols and will be locked when they are not in use. Hearing protection will be available and is recommended but not required. He compared the noise of the gun firing on the outside of the building to a fire cracker popping. Fehringer noted that Roxanne Worster's restaurant would be the closest neighbor of the range and that they will not operate while her business is open. He explained that the club currently has eight members and would like more. He noted that you can be a guest of the club twice and then must become a member of the club to shoot. They meet the 1st Wednesday and third Sunday of each month. With the new facility they may be able to extend this to Saturday or Sunday afternoons after the restaurant closes.

Don Ogle, manager of the property and editor of the Sidney Sun Telegraph, stated that they are willing supporters of the project.

Police Chief Joe Aikens noted that he had taught Jaycee shooter education in the past and was in favor of the project. He felt that the location was well suited for this type of venture.

There being no further questions or comments, Chairman Smith closed the public hearing at 5:55 p.m. and asked for a motion on the request.

Phillips moved, England seconded "That the Conditional Use Permit Application of Bernard Fehringer to operate an Indoor Shooting Range for Cowboy Fast Draw and BB Gun instruction and shooting at 817 12th Avenue, Sidney, NE be approved for one year with an auto-renewal if no problems/complaints are reported." Roll call vote: Yeas: All Commissioners present. Absent: Volkmer.

The meeting adjourned at 5:57 p.m.

CHAIRMAN

DEPUTY CLERK



City of Sidney, Nebraska

1115 13th Avenue, P.O. Box 79, Sidney, NE 69162, (308-254-5300)

PETITION FOR REZONING

The undersigned owner(s) of the premises, situated within the corporate limits and within the zoning jurisdiction of the City of Sidney, Nebraska, legally described as:

Parcel ID 170127427

33-14-49 Part SW 1/4 SW 1/4 NW 1/4 .858 Acre

and commonly known as 1101 Greenwood Road Sidney, NE 69162
(Street address or location)

do hereby petition and request the rezoning of the above described property in accordance with the following:

Petition to rezone from: AG, operating as Commercial
to: M-1

Name(s), address, and phone number(s) of owner(s):

Kenneth D. & Jamie A. Sturman 33431 CR 53 Gill, CO
970-381-2438 80624

Names(s) address, and phone number(s) of Developer(s) if different than the owner.

Same

Proposed use of the property: Property is zoned AG. want to
go to M-1. Property is fenced and the property to
the East is zoned M-1.

Dated this 1st day of April, 2019.

Signature(s):

Jamie A Sturman

Date Received: 4/2/2019

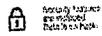
Received by: Karen K...

Kenneth D Starman 05-10
Jamie A Starman
33431 County Road 63
Gill, CO 80824
Rental Account

1690
82-244/1070

4/1 2019

PAY TO THE ORDER OF City of Sidney \$ 100⁰⁰
one hundred and no/100 DOLLARS



Bank of Colorado
55 S Elm Avenue
Eaton, CO 80615

FOR Leasing Fee 1101 Greenwood Rd

Jamie Starman

⑆ 107002448⑆ 4542011418⑆ 1690



Parcel Information	
Parcel ID:	170083578
Map Number	1461
State Geo Code	2839-33-0-10105-000-0001
Cadastral #	21-149B-1461
Images	
Current Owner:	SONNIE/RANDOLPH 1155 GREENWOOD ROAD SIDNEY, NE 69162-3000
Situs Address:	1155 GREENWOOD ROAD
Tax District:	5
School District:	SIDNEY 1, 17-0001
Account Type:	Residential
Legal Description:	33 14 49 LOT 1 DAILEY SUBDIVISION IN THE W 1/2 33-14-49 (2.23 ACRES) SIDNEY
Lot Width:	N/A
Lot Depth:	N/A
Lot Size:	2.23 acres

Assessed Values				
Year	Total	Land	Outbuilding	Dwelling
2018	\$179,407	\$20,008	\$0	\$159,399
2017	\$208,613	\$23,265	\$0	\$185,348

Yearly Tax Information		
Year	Amount	Levy
2018	\$4,068.62	2.35432000
2017	\$4,665.66	2.32446800
2016	\$4,566.38	2.22879100
2015	\$4,122.06	2.25795500
2014	\$4,271.14	2.31366700
2013	\$3,859.92	2.32340500
2012	\$3,882.34	2.34205000

2018 Tax Levy	
Description	Rate
SIDNEY 1	1.05000000
COUNTY GENERAL	0.40900000
WNCC	0.09890400
HS SCHOOL BOND 2007-2032	0.13297900
SIDNEY 1 QCPUF 2011-2017	0.03662500
ED SERVICE UNIT 13	0.01398200
SIDNEY CITY	0.53149600
AIRPORT AUTHORITY	0.03109400
NRD	0.04888400
HISTORICAL SOCIETY	0.00135600

3 Year Sales History
No previous sales information is available (for the past 3 years).



Parcel Information	
Parcel ID:	170001849
Map Number	3604
State Geo Code	2839-33-2-10343-000-0021
Cadastral #	21-15-3604
Images	
Current Owner:	PCBC ALLIANCE LLC ATTN:ACCOUNTS PAYABLE 1901 WINDHOEK DRIVE LINCOLN, NE 68512-1269
Situs Address:	1149 GREENWOOD ROAD
Tax District:	5
School District:	SIDNEY 1, 17-0001
Account Type:	Commercial
Legal Description:	33 14 49 PART NW 1/4 (1.531 ACRES) LANDS INSIDE SIDNEY
Lot Width:	N/A
Lot Depth:	N/A
Lot Size:	66690.36 sq ft

Assessed Values				
Year	Total	Land	Outbuilding	Dwelling
2018	\$400,868	\$31,630	\$0	\$369,238
2017	\$400,868	\$31,630	\$0	\$369,238

Yearly Tax Information		
Year	Amount	Levy
2018	\$9,090.96	2.35432000
2017	\$8,965.50	2.32446800
2016	\$8,575.44	2.22879100
2015	\$8,182.14	2.25795500
2014	\$8,478.06	2.31366700
2013	\$8,535.96	2.32340500
2012	\$8,585.54	2.34205000

2018 Tax Levy	
Description	Rate
SIDNEY 1	1.05000000
COUNTY GENERAL	0.40900000
WNCC	0.09890400
HS SCHOOL BOND 2007-2032	0.13297900
SIDNEY 1 QCPUF 2011-2017	0.03662500
ED SERVICE UNIT 13	0.01398200
SIDNEY CITY	0.53149600
AIRPORT AUTHORITY	0.03109400
NRD	0.04888400
HISTORICAL SOCIETY	0.00135600

3 Year Sales History
No previous sales information is available (for the past 3 years).

4/1/2019

Cheyenne County Assessor



Parcel Information	
Parcel ID:	170001830
Map Number	3605
State Geo Code	2839-33-2-10343-000-0022
Cadastral #	21-149A-3605
Images	
Current Owner:	KIELIAN/ROSALIE J 11777 HIGHWAY 30 SIDNEY, NE 69162-3013
Situs Address:	1105 GREENWOOD ROAD
Tax District:	5
School District:	SIDNEY 1, 17-0001
Account Type:	Industrial
Legal Description:	33 14 49 PART SW 1/4 OF NW 1/4 (1.73 ACRES) LANDSINSIDE SIDNEY
Lot Width:	222.75
Lot Depth:	338.00
Lot Size:	1.73 acres

Assessed Values				
Year	Total	Land	Outbuilding	Dwelling
2018	\$52,574	\$45,070	\$0	\$7,504
2017	\$52,574	\$45,070	\$0	\$7,504

Yearly Tax Information		
Year	Amount	Levy
2018	\$1,192.28	2.35432000
2017	\$1,175.84	2.32446800
2016	\$1,124.66	2.22879100
2015	\$856.28	2.25795500
2014	\$887.26	2.31366700
2013	\$756.74	2.32340500
2012	\$761.14	2.34205000

2018 Tax Levy	
Description	Rate
SIDNEY 1	1.05000000
COUNTY GENERAL	0.40900000
WNCC	0.09890400
HS SCHOOL BOND 2007-2032	0.13297900
SIDNEY 1 QCPUF 2011-2017	0.03662500
ED SERVICE UNIT 13	0.01398200
SIDNEY CITY	0.53149600
AIRPORT AUTHORITY	0.03109400
NRD	0.04888400
HISTORICAL SOCIETY	0.00135600

3 Year Sales History
No previous sales information is available (for the past 3 years).



Parcel Information	
Parcel ID:	170001857
Map Number	3602
State Geo Code	2839-33-2-10343-000-0019
Cadastral #	21-150A-3602
Images	
Current Owner:	UNCERTAIN INVESTMENTS, LLC C/O MATT MONHEISER PO BOX 522 SIDNEY, NE 69162-0522
Situs Address:	1109 GREENWOOD ROAD
Tax District:	5
School District:	SIDNEY 1, 17-0001
Account Type:	Residential
Legal Description:	33 14 49 PART SW 1/4 NW 1/4 (191'X 258') (1.131 ACRES) LANDS INSIDE SIDNEY
Lot Width:	N/A
Lot Depth:	N/A
Lot Size:	1.13 acres

Assessed Values				
Year	Total	Land	Outbuilding	Dwelling
2018	\$102,651	\$19,913	\$0	\$82,738
2017	\$119,362	\$23,155	\$0	\$96,207

Yearly Tax Information		
Year	Amount	Levy
2018	\$2,327.94	2.35432000
2017	\$2,669.56	2.32446800
2016	\$2,385.36	2.22879100
2015	\$2,412.84	2.25795500
2014	\$2,500.10	2.31366700
2013	\$2,000.88	2.32340500
2012	\$2,012.50	2.34205000

2018 Tax Levy	
Description	Rate
SIDNEY 1	1.05000000
COUNTY GENERAL	0.40900000
WNCC	0.09890400
HS SCHOOL BOND 2007-2032	0.13297900
SIDNEY 1 QCPUF 2011-2017	0.03662500
ED SERVICE UNIT 13	0.01398200
SIDNEY CITY	0.53149600
AIRPORT AUTHORITY	0.03109400
NRD	0.04888400
HISTORICAL SOCIETY	0.00135600

3 Year Sales History
No previous sales information is available (for the past 3 years)

4/1/2019

Cheyenne County Assessor



Parcel Information	
Parcel ID:	170002780
Map Number	2951
State Geo Code	2839-33-0-10279-000-0002
Cadastral #	21-212-2951
Images	
Current Owner:	MLJ RENTALS LLC 10940 ROAD 20 SIDNEY, NE 69162-4234
Situs Address:	
Tax District:	5
School District:	SIDNEY 1, 17-0001
Account Type:	Residential
Legal Description:	33 14 49 LOT 2 SMIKAHLS SUBDIVISION OF PT NW/4 33-14-49 SIDNEY
Lot Width:	52.50
Lot Depth:	40.00
Lot Size:	2100.00 sq ft

Assessed Values				
Year	Total	Land	Outbuilding	Dwelling
2018	\$1,481	\$1,481	\$0	\$0
2017	\$1,722	\$1,722	\$0	\$0

Yearly Tax Information		
Year	Amount	Levy
2018	\$33.60	2.35432000
2017	\$38.52	2.32446800
2016	\$36.84	2.22879100
2015	\$37.26	2.25795500
2014	\$38.60	2.31366700
2013	\$19.44	2.32340500
2012	\$19.54	2.34205000

2018 Tax Levy	
Description	Rate
SIDNEY 1	1.05000000
COUNTY GENERAL	0.40900000
WNCC	0.09890400
HS SCHOOL BOND 2007-2032	0.13297900
SIDNEY 1 QCPUF 2011-2017	0.03662500
ED SERVICE UNIT 13	0.01398200
SIDNEY CITY	0.53149600
AIRPORT AUTHORITY	0.03109400
NRD	0.04888400
HISTORICAL SOCIETY	0.00135600

3 Year Sales History
No previous sales information is available (for the past 3 years).



Parcel Information	
Parcel ID:	170220076
Map Number	945
State Geo Code	2839-33-0-10071-002-0001
Cadastral #	21-224B-945
Images	
Current Owner:	MLJ RENTALS LLC 10940 ROAD 20 SIDNEY, NE 69162-4234
Situs Address:	
Tax District:	5
School District:	SIDNEY 1, 17-0001
Account Type:	Commercial
Legal Description:	33 14 49 LOT A2 BLOCK 2, CONESTOGA SUBDIVISION, AREPLAT OF LOT A REPLAT OF LOT 2, A REPLAT OF BLOCK 1 CONESTOGA S/D AND LOT 1, A S/D OF BLOCK 2, CONESTOGA
Lot Width:	N/A
Lot Depth:	N/A
Lot Size:	50965.20 sq ft

Assessed Values				
Year	Total	Land	Outbuilding	Dwelling
2018	\$46,776	\$45,464	\$0	\$1,312
2017	\$46,776	\$45,464	\$0	\$1,312

Yearly Tax Information		
Year	Amount	Levy
2018	\$1,060.80	2.35432000
2017	\$1,046.16	2.32446800
2016	\$1,000.64	2.22879100
2015	\$1,286.26	2.25795500
2014	\$820.64	2.31366700

2018 Tax Levy	
Description	Rate
SIDNEY 1	1.05000000
COUNTY GENERAL	0.40900000
WNCC	0.09890400
HS SCHOOL BOND 2007-2032	0.13297900
SIDNEY 1 QCPUF 2011-2017	0.03662500
ED SERVICE UNIT 13	0.01398200
SIDNEY CITY	0.53149600
AIRPORT AUTHORITY	0.03109400
NRD	0.04888400
HISTORICAL SOCIETY	0.00135600

3 Year Sales History

No previous sales information is available (for the past 3 years)



Parcel Information	
Parcel ID:	170178366
Map Number	947
State Geo Code	2839-33-0-10071-002-0002
Cadastral #	21-224-947
Images	
Current Owner:	FORGET-ME-NOT STORAGE LLC C/O CONNIE L PETERSON 18568 ROAD 82 OSHKOSH, NE 69154-6079
Situs Address:	
Tax District:	5
School District:	SIDNEY 1, 17-0001
Account Type:	Commercial
Legal Description:	33 14 49 LOT 2 A S/D OF BLOCK 2 CONESTOGA S/D SIDNEY
Lot Width:	N/A
Lot Depth:	N/A
Lot Size:	31755.24 sq ft

Assessed Values				
Year	Total	Land	Outbuilding	Dwelling
2018	\$129,058	\$33,745	\$0	\$95,313
2017	\$129,058	\$33,745	\$0	\$95,313

Yearly Tax Information		
Year	Amount	Levy
2018	\$2,926.80	2.35432000
2017	\$2,886.40	2.32446800
2016	\$2,760.84	2.22879100
2015	\$2,744.60	2.25795500
2014	\$2,080.10	2.31366700
2013	\$2,094.32	2.32340500
2012	\$2,106.48	2.34205000

2018 Tax Levy	
Description	Rate
SIDNEY 1	1.05000000
COUNTY GENERAL	0.40900000
WNCC	0.09890400
HS SCHOOL BOND 2007-2032	0.13297900
SIDNEY 1 QCPUF 2011-2017	0.03662500
ED SERVICE UNIT 13	0.01398200
SIDNEY CITY	0.53149600
AIRPORT AUTHORITY	0.03109400
NRD	0.04888400
HISTORICAL SOCIETY	0.00135600

3 Year Sales History

No previous sales information is available (for the past 3 years).

4/1/2019

Cheyenne County Assessor



Parcel Information	
Parcel ID:	170035972
Map Number	946
State Geo Code	2839-33-0-10071-002-0001
Cadastral #	21-224-946
Images	
Current Owner:	SOURCE GAS DISTRIBUTION LLC K WASSENBERG SR TAX DIRECTOR 600 12TH ST GOLDEN, CO 80401-6142
Situs Address:	925 GREENWOOD ROAD
Tax District:	5
School District:	SIDNEY 1, 17-0001
Account Type:	State Centrally Assessed
Legal Description:	33 14 49 LOT A1 BLOCK 2 CONESTOGA SUBDIVISION, A REPLAT OF LOT A, A REPLAT OF LOT 2, A REPLAT OF BLOCK 1, CONESTOGA SUBDIVISION& LOT 1, A S/D-OF BLOCK 2, CONESTOGA S/F
Lot Width:	N/A
Lot Depth:	N/A
Lot Size:	N/A

Assessed Values				
Year	Total	Land	Outbuilding	Dwelling
2018	\$0	\$0	\$0	\$0
2017				

Yearly Tax Information		
Year	Amount	Levy
2016	\$0.00	2.22879100
2015	\$0.00	2.25795500
2014	\$2,267.22	2.31366700
2013	\$2,980.86	2.32340500
2012	\$2,998.18	2.34205000

2018 Tax Levy	
Description	Rate
SIDNEY 1	1.05000000
COUNTY GENERAL	0.40900000
WNCC	0.09890400
HS SCHOOL BOND 2007-2032	0.13297900
SIDNEY 1 QCPUF 2011-2017	0.03662500
ED SERVICE UNIT 13	0.01398200
SIDNEY CITY	0.53149600
AIRPORT AUTHORITY	0.03109400
NRD	0.04888400
HISTORICAL SOCIETY	0.00135600

3 Year Sales History
No previous sales information is available (for the past 3 years)