

Sidney, Nebraska, July 18, 2022

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 July 18, 2022 in the City Council Chambers, located at 1115 13th Avenue. Present were: Chairman Schmitt and Commissioners: Benzel, Loghry, Long, Smith. Others present: City Manager, David Scott, Chief Building Official, Marshall Hall, and City Clerk, Lori Borchert. 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 Schmitt announced that a current copy of the Nebraska Open Meetings Act was available for review at the rear of the room.

Chairman Schmitt called for a motion to approve the June 20, 2022 minutes. Long moved, Schmitt seconded, "That the minutes from June 20, 2022 be approved." Roll call vote: Yeas: Loghry, Long, Smith, Schmitt. Nays: None. Abstain: Benzel Absent: England, Glenn, Sweetser. Motion passed.

Chairman Schmitt announced "That the Planning Commission would be considering an application for a conditional use permit by New Freedom Yurt Structures, LLC., to display a temporary Yurt cabin at Lot 3 Block 1 Sidney Business Park Addition, Lands Inside Sidney; commonly known as 100 Commerce Court. Current zoning is C3." Schmitt opened the public hearing at 5:31 p.m. Kurtis Kaiser, CMO of New Freedom Yurt Structures was present to represent. Also present were Ken Sawyer, CFO of New Freedom Yurt Structures and Trent Santero of Nexgen Outfitters. Kaiser stated that the company currently has a Yurt displayed at their warehouse but wants to be more visible to the public. Smith asked for a description of a Yurt. Kaiser responded that they are cabins in the shape of a Yurt, with insulated walls, floors and ceilings. Yurts are currently being sold all over the United States, as well as other countries. Yurts can be placed on a foundation or designed to be non-permanent. Kaiser continued, that the Yurts would be set up at Nexgen as a temporary structure. Schmitt asked if there was a time frame requested to display the Yurts. Kaiser stated that there was no specific time frame in mind. Long asked if they were requesting one structure. Kaiser responded by asking if he could have more than one structure. Discussion was held and it was determined by the Commission that three Yurts would be allowed with a five-year time frame, ending July 18, 2027. Chief Building Official, Marshall Hall stated that any Yurt that is accessible to the public would have to be ADA compliant, including having paths and ramps. There were no further comments. Schmitt closed the public hearing at 5:47 p.m. and asked for a motion. Benzel moved, Loghry seconded, "That Freedom Yurt be issued a conditional use permit to allow three structures, for a five-year term and each structure that has public access must be ADA compliant." Roll call vote: Yeas: Loghry, Long, Schmitt, Smith, Benzel Nays: None Absent: England, Glenn, Sweetser Motion passed.

Chairman Schmitt announced "That a public hearing would be held regarding Resolution 20220702; approval of the City of Sidney Redevelopment Area Substandard/Blight Area; and recommendation to City Council."

Bobbi Pettit, Five Rule Rural Planning, stated that there would be three separate public hearings for the three blight areas, A, B & C.

Pettit stated that publications were published in the newspaper to allow the public to be informed as required by law. A map of the three blight areas can be viewed at 1115 13th Avenue/City Clerk office.

Schmitt opened the public hearing for Redevelopment A at 5:49 p.m. Pettit stated that in no event can a city of a first class designate more than thirty-five percent of the city as blighted. Area A encompasses 379 acres. Area A met four out of six substandard factors - deterioration; age/obsolescence; conditions that endanger life or property by fire and other causes; inadequate provision for ventilation, light, air, sanitation or open spaces. Area A also met six subjective blight factors - substantial number of deteriorated or deteriorating structures; existence of defective or inadequate street layout; improper subdivision or obsolete platting; insanitary or unsafe conditions; faulty lot layout in relation to size, adequacy, accessibility, or usefulness; existence of conditions that endanger life or property by fire and other causes; and one blight objective factor - area had either stable or decreasing population based on the last two decennial censuses. Pettit stated that due to the substandard determination and the blight factors present, the area needs redevelopment projects that should be completed and encouraged by the Planning commission, City Council and Community Redevelopment Authority. There were no further comments. Schmitt closed the public hearing at

6:08 p.m.

Schmitt opened the public hearing for Redevelopment B at 6:10 p.m. Pettit said Area B encompasses 9 acres. Area B met five out of six substandard factors – Dilapidation; deterioration; age/obsolescence; conditions that endanger life or property by fire and other causes; inadequate provision for ventilation, light, air, sanitation, or open spaces. Area B met four subjective blight factors - substantial number of deteriorated or deteriorating structures; deterioration of site or other improvements; insanitary or unsafe conditions; existence of conditions that endanger life or property by fire and other causes; and three blight objective factors – The average age of the residential or commercial units in the area is a least forty years; more than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time; area has had either stable or decreasing population based on the last two decennial censuses. Pettit stated that due to the substandard determination and the blight factors present, the area needs redevelopment projects that should be completed and encouraged by the Planning commission, City Council and Community Redevelopment Authority. There were no further comments. Schmitt closed the public hearing at 6:19 p.m.

Schmitt opened the public hearing for Redevelopment C at 6:19 p.m. Pettit stated that Area C encompasses 1,076 acres. Area C met five out of six substandard factors – Dilapidation; deterioration, age/obsolescence, conditions that endanger life or property by fire and other causes; inadequate provision for ventilation, light, air, sanitation or open spaces. Area C met four blight subjective factors – Substantial number of deteriorated or deteriorating structures; deterioration of site or other improvements; faulty lot layout in relation to size adequacy, accessibility, or usefulness; existence of conditions that endanger life or property by fire and other causes; and one blight objective factor – more than half of the plotted and subdivided property in an area in unimproved land that has been within the city for forty years and has remained unimproved during that time. Pettit stated that due to the substandard determination and the blight factors present, the area needs redevelopment projects that should be completed and encouraged by the Planning commission, City Council and Community Redevelopment Authority. There were no further comments. Schmitt closed the public hearing at 6:29 p.m.

Schmitt asked for a motion to approve the Blight Study. Schmitt moved, Loghry seconded, “That Resolution 20220702; the City of Sidney Redevelopment Area Substandard/Blight Area; and recommendation to City Council for Areas A, B & C be approved.” Roll call vote: Yeas: Loghry, Long, Schmitt, Smith, Benzel Nays: None Absent: England, Glenn, Sweetser Motion passed.

In other business, Schmitt asked about the status of the burned apartment building on Fort Sidney Road. Chief Building Official Hall stated that he will get in contact with Attorney Leef to see if he can propose imminent danger so the city can demo it. Schmitt stated that he is worried about the children in the area.

Schmitt asked about the stretch between the swimming pool and the ditch on Fort Sidney Road. Schmitt inquired about a sidewalk. City Manager Scott stated that he has designs and plans to fix that and is trying to find grants for that project. Scott stated that he realizes it is extremely important and suggested to the Planning Commission that they bring it up in the Master Comp Plan to City Council.

There were no further comments.

Meeting adjourned at 6:36 p.m.

CHAIRMAN

CITY CLERK