

## Planning Commission Meeting

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 17, 2023 at Security 1<sup>st</sup> Bank, located at 1205 Jackson Street. Present were: Commissioners Benzel, England, Loghry, Smith, Sweetser. Others present: Finance Director, Lane Kizzire, Electric Superintendent, Michael Palmer 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.

Commissioner Loghry announced that a current copy of the Nebraska Open Meetings Act was available for review at the rear of the room.

Commissioner Loghry called for a motion to approve the February 21, 2023 minutes. England moved, Smith seconded, "That the minutes from February 21, 2023 be approved." Roll call vote: Yeas: England, Loghry, Smith, Sweetser Abstain: Benzel Nays: None. Absent: Schmitt, Glenn Motion passed. \*\*\*Clerk Borchert noticed later that the minutes and the agenda were incorrectly printed as February 21, 2022 and amended both accordingly.

Commissioner Loghry announced that a public hearing would be held considering the application of Conditional Use Permit for Brad and Joyelle Kennedy to re-open the gravel pit for gravel excavating/mining purposes, located on the SW1/4 of the SW1/4 of Section 20, Township 14 North, Range 49 West of the 6th P.M." Loghry opened the public hearing at 5:35 pm. Brad Kennedy stated that he had filled out the Conditional Use application and was needing approval by the Commission to re-open the gravel pit. Smith asked if Kennedy received permission from the County. Kennedy replied that he did. Kennedy stated that he has no current contracts with anyone, that he currently has a few people that would like gravel. Smith had concerns who would be responsible if the road was torn up and wanted Kennedy to be aware of the legalities. England asked how many tons or yards of gravel were to be pulled out of the yard. Kennedy stated that the person has a belly dump truck, possibly a 100, not a large-scale operation. Loghry had concerns of signage or truck traffic in the entry point, a safety concern so through traffic is aware. There were not further questions for Kennedy. Dennis Carroll, a resident that lives across from the gravel pit, said the last permit issued was not followed. There were agreements of landscaping that were not followed, broken windshields, noise, dust, no road maintenance as well as numerous other concerns. Carroll and resident, Pam Hauge, were not in favor of the gravel pit. Kennedy what previously happened with the prior owner had nothing to do with him. Kennedy also reported that this would be a small-scale operation. Smith asked Kennedy if this would be a commercial agreement. Kennedy stated that it would only be a few trucks. England stated in the past when Croelle used the pit, they were responsible to take care of the road and speed limit signage. Lane Kizzire, Finance Director, stated that the commission could put stipulations on the conditional use permit to keep it on a small-scale operation. Carroll stated that he would call the Sheriff if it gets out of hand and that rules have to be followed. Loghry stated that the permits are issued for one year. Loghry asked Carroll if he would be opposed to so many yards per month. Carroll stated that if the person only wanted to get 100 yards out, that is not that much, but it doesn't take a year to take out 15 loads out. Loghry stated that 6 months to one year is standard for a condition use permit. Carroll stated that he thought if the person wanted 100 yards, 90 days is enough time. Kennedy stated that if a permit is not needed for small scale loads, then he will not pursue the permit. Loghry closed the hearing at 6:03 pm. Loghry asked for a motion. Smith moved, England seconded, "That a conditional use permit be issued for the term of one year, expiring July 17, 2024, no signed contracts for large scale commercial use. If there is any road damage, it is Kennedy's responsibility to figure out who repairs the road." Roll call vote: Benzel, England, Loghry, Smith, Sweetser Nays: None Absent: Glenn, Schmitt.

Loghry announced that a public hearing would be held considering the application of Conditional Use Permit for Blue Iron Oasis, LLC, Brandy Root, owner, to allow a recreational vehicle campground on a provisional on lot 28-14-49 W/2SW/4SW/4SE/4 & .51 Acre Tract in SE/4SW/4, more commonly known as 11552 US Hwy 30. Loghry opened the public hearing at 6:07 pm. Root stated that her Conditional Use Permit had expired in November 2022 due to lack of funding to acquire the land east of the Blue Oasis. Loghry asked where the electric and water service for the next two trailers were located, besides the current three that Root already has. Root stated that there are currently five spaces, the other two are close to the dump area (pointing at map). Smith asked if Root had a sanitary dump tank. Root replied that Royal Flush currently dumps the tanks. Smith asked if Root was asking for the same permit specifications as what she asked for in 2021. Root stated that the conditions of the permit would be the same. There were no further questions. Loghry closed the hearing at 6:19 pm. England moved, Benzel seconded, "That a conditional use permit be issued for the term of one year, expiring July 17, 2024, allowing Blue Oasis to make necessary improvements installing 1500-gallon sanitary dump tanks, water and electrical hookups, same conditions as previously stated in the November 2021 conditional use permit." Roll call vote: Loghry, Smith, Sweetser, Benzel, England. Nays: None Absent: Glenn, Schmitt.

Meeting adjourned at 6:20 pm.

A joint meeting of the Planning Commission and the City Council of the City of Sidney, Nebraska, was convened in open and public session at 6:20 p.m., immediately following the Planning Commission Meeting, on July 17, 2023 at Security 1<sup>st</sup> Bank, located at 1205 Jackson Street. Present were: Commissioners Benzel, England, Loghry, Smith, Sweetser. Council Members: Mayor Sherman, Strommen, Buckner, Radcliffe, Bondegard. Others present: Finance Director, Lane Kizzire, Electric Superintendent, Michael Palmer 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 Commissioners and the City Council, 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.

Commissioner Loghry announced that a public hearing would be held considering the Sidney Comprehensive Plan. Loghry opened the public hearing at 6:21 pm. Mayor Sherman opened the public hearing at 6:22 pm. Michael Palmer introduced Amy Haase, RDG Planning & Design, who gave the presentation on the Comprehensive Plan. The Sidney Comprehensive Plan is constructed to aid in guiding the vision of the city's future. This plan reviews current conditions and tends both within and around Sidney to help inform and yield results for this plan as actions that would best bring the vision into reality. For a city to make zoning adjustments a plan is required as per Nebraska Statute. Haase discussed the purpose of the plan and how to use it. Topics included Sidney Today: Population Trends, Economic Trends, Housing Trends; Sidney Environment: Parks and Recreation, Public Facilities, Transportation, Utility Infrastructure; Future Development: Land Use Map, Land Use Categories; Plan Elements: Public Engagement, A Strategic approach to Accomplishing Goals, Goals & Principles Report; Plan Implementation: Annexation Policy, Roles and Responsibilities, Plan Maintenance. Loghry closed the hearing at 7:07 pm. Loghry asked for a motion. England moved, Benzel seconded, "That the Sidney Comprehensive Plan be approved." Roll call vote: Benzel, England, Loghry, Smith, Sweetser, Nays: None Absent: Glenn, Schmitt. Motion approved. Sherman closed the hearing at 7:07 pm. Sherman asked for a motion. Bondegard moved, Strommen seconded, "That the Sidney Comprehensive Plan be approved." Roll call vote: Bondegard, Buckner, Radcliffe, Sherman, Strommen. Nays: None. Motion approved.

There were no further comments.

Planning Commission Meeting adjourned at 7:08 pm

City Council Meeting adjourned at 7:10 pm

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COMMISSIONER, DOUG LOGHRY

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CITY CLERK, LORI BORCHERT