

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 August 21, 2023 in the City Council Chambers, located at 1115 13th Avenue. Present were: Chairman Schmitt and Commissioners Benzel, England, Glenn, Jones, Loghry, Smith, Strommen, Sweetser. Others present: 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.

Schmitt welcomed new Planning Commission Board members, Kendra Strommen and Tony Jones. Strommen and Jones introduced themselves following introductions by current board members.

Schmitt called for a motion to approve the July 17, 2023 minutes. Benzel moved, England seconded, "That the minutes from July 17, 2023 be approved." Roll call vote: Yeas: Benzel, England, Loghry, Smith, Sweetser. Abstain: Glenn, Jones, Schmitt, Strommen. Motion passed.

Schmitt asked if there were nominations for Chairman. Glenn nominated Schmitt. Smith seconded, "That Ben Schmitt continue to be chairman of the Planning Commission." Schmitt asked for a nomination for Vice-Chair. Sweetser nominated Doug Loghry. Schmitt seconded, "That Doug Loghry serve as Vice-Chair for the Planning Commission." Clerk Borchert stated that the Chairman of the Planning Commission has served on the board for the Board of Adjustment. Borchert stated that she is unaware of any statutes mandating this, and that it seems to have been the consensus of the Planning Commission in the past. Schmitt was agreeable to this and asked if there needed to be a motion. Borchert replied, yes and asked for a motion. Sweetser moved, Loghry seconded, "That Ben Schmitt serve on the Board of Adjustment." Roll call vote: Yeas: Glenn, Jones, Loghry, Schmitt, Smith, Strommen, Sweetser, Benzel, England. Nays: None. Motion Passed.

Schmitt announced "That the Planning Commission would be considering the rezoning and subdivision application by Vincent J. Heeg to rezone and subdivide Tract 1 Schnell Subdivision and part of the Southwest Quarter of Section 28, Township 14 North, Range 49 West of the 6th P.M., also known as 534 East Elm Street, from Agricultural to Residential 1A; and recommendation to Council regarding the same." Schmitt called the hearing at 5:41 p.m.

Borchert stated that Kendra Strommen, attorney from Matzke, Mattoon, Martens & Strommen, would be representing the Heeg application. Strommen stated that they were pulling the application for the rezone, keeping it agricultural and requesting only the subdivision. Marshall Hall, Chief Building Official, stated that just subdividing the land itself, per Ordinance 1264, 20 acre minimum, meets ordinance qualifications. Hall stated that since the zoning was dropped off the Heeg application, the process could be done administratively, through Ordinance 1222.03. There were no comments by the public. Public Hearing closed at 5:46 pm. Schmitt made a motion to proceed administratively as required. England seconded, "That the application for subdivision be done administratively as required." Roll call vote: Yeas: Glenn, Jones, Loghry, Schmitt, Smith, Sweetser, Benzel, England. Nays: None. Abstain: Strommen. Motion Passed. Hall stated that the rezoning application fee will be refunded.

There were no further comments.

Meeting adjourned at 5:48 p.m.

VICE CHAIR, DOUG LOGHRY

CITY CLERK, LORI BORCHERT