

City of Sidney Planning Commission Meeting, Monday, March 18, 2024, 5:30 pm

AGENDA

Call to Order

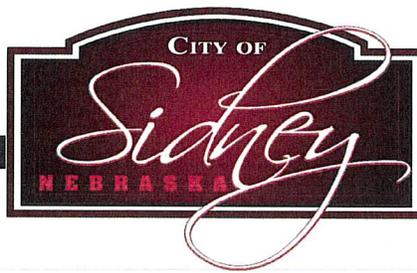
Pledge of Allegiance

Welcome

Business and Report

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 for November 20, 2023
3. **PUBLIC HEARING:** The application of a Conditional Use Permit for Dan Munson, for the placement of a shipping container, to be used for storage on a parcel of land located 31 14 49 Part of Lot 2; All of Lots 3 & 4 Block 16 Clarkson Addition, Sidney & Row (S40' of Newton St. Adj to said Lots), Cheyenne County, Nebraska. Current zoning, M1.
4. Comments by the public and action concerning other business by the commission.

ADJOURNMENT



SMALL TOWN VALUES

1115 13TH AVENUE PO Box 79
SIDNEY NEBRASKA 69162

BIG TIME OPPORTUNITIES

PHONE (308) 254-5300 FAX (308) 254-3164
www.cityofs Sidney.org

MEMORANDUM

DATE: March 18, 2024

MEMO TO: Planning/Zoning Commission

FROM: Marshall Hall Chief Building Official

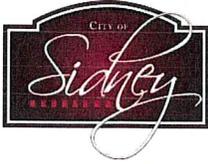
RE: Shipping Container For Storage

SUMMARY: The lot in question is zoned M1. This zoning allows for the use of storage containers per city ordinances sections 1266.03 and 1280.16. The immediate properties surrounding the lot are C2, C3, and R2. The R2 lot is at minimum 132' North and East of the lot in question. This lot would still have a direct line of site of the container installed, if approved.

BACKGROUND/DISCUSSION: Dan Munson, the owner of 31 14 49 PART OF LOTS 2; ALL OF LOTS 3 7 4 BLOCK CLARKSON ADDITION SIDNEY & ROW (S 40' OF NEWTON STREET ADJ TO SAID LOTS) for a Conditional Use Permit to add a shipping container on the above lot. The lot in question is zoned M1. Mr. Munson is also the owner of the property across the street at 1341 10th Avenue where he currently runs his business. He also owns the property directly east and adjacent to 1340 9th Avenue.

RECOMMENDATION: This decision should be heavily considered by the Commission as this will set a precedent that will be very difficult to move away from.

ALTERNATIVES: If a shipping container is undesired a Tuff Shed type could be considered.



City of Sidney, Nebraska

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

APPLICATION FOR CONDITIONAL USE PERMIT

DATE: 2/6/24

Filing Fee: \$200.00

Receipt No.: 39941

NAME OF OWNER(s): DAN MUNSON

ADDRESS OF OWNER(s): 2473 Queen Dr Sidney

ADDRESS OF CONDITIONAL USE PERMIT: 1341 10th

LOT: 2/3+4 BLOCK: 16 ADDITION: Clarkson

CURRENT ZONING: M1 ZONE THE USE IS PERMITTED: M1

DESCRIPTION OF USE: Storage

STATE REASON OR REASONS WHY THE PERMIT SHOULD ISSUED:

need the storage and can keep tractor and all mowers inside (shipping container)

Phone number of Applicant/Owner: 308 249-1157

Dan Munson

Signature of Owner/Owners

Official Use Only

APPROVED: _____ DISAPPROVED: _____ DATE: _____

CHAIRPERSON, PLANNING COMMISSION

SECRETARY, PLANNING COMMISSION

PERMIT No. ISSUED: _____

DATE PERMIT EXPIRES: _____

<u>Current Owner:</u>	MUNSON/DAN 2473 QUEEN DRIVE SIDNEY, NE 69162-2623
<u>Situs Address:</u>	
<u>Tax District:</u>	5
<u>School District:</u>	SIDNEY 1, 17-0001
<u>Account Type:</u>	Commercial
<u>Legal Description:</u>	31 14 49 PART OF LOT 2; ALL OF LOTS 3 & 4 BLOCK 16 CLARKSON ADDITION SIDNEY & ROW (S40' OF NEWTON ST. ADJ TO SAID LOTS)



R-2

R-2

C-2

C-2

C-2

C-2

C-2

1.618 Acres

Railroad

1.618 Acres

1.618 Acres

M-1

M-1

M-1

M-1

M-1

M-1

~~M-1~~

~~M-1~~

M-1

M-1

M-1

C-2

C-2

C-2

C-2

R-3

R-3

O-3

O-3

O-3

O-3

O-3