

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 15, 2024, in the City Council Chambers, located at 1115 13th Avenue. Present were: Chairman Schmitt and Commissioners, Benzel, England, Glenn, Jones, Loghry, Spiker, Strommen. Others present: Chief Building Official Hall and City Clerk 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 asked for approval of the June 17, 2024 minutes. England moved, Spiker seconded, "That the June 17, 2024 minutes be approved." Roll call: Yeas: Benzel, England, Jones, Loghry, Spiker. Nays: None. Abstain: Glenn, Schmitt, Strommen. Absent: Sweetser.

Schmitt announced that the Planning Commission would be considering the rezoning for the application for the City of Sidney for rezoning of the West ½ of the East ½ of Section 33, Township 14 North, Range 49 West of the 6th Principal Meridian lying south of the railroad right of way, except that portion of said West ½ lying within the boundary of Sidney Business Park Addition to Sidney, Nebraska. Also known as 1120 Commerce Court. Rezoning from M2 (Heavy Manufacturing) to C3 (Heavy Commercial).

Schmitt opened the public hearing at 5:31 pm. Brandy Stone, Development Director, stated that the purpose for rezoning is between the City and the potential business owner at Industrial Park. Stone said that right now, the zoning is a higher zone than what it actually needs to be. Marshall Hall, Chief Building Official, showed the Commissioners the approximate location on the map. Clerk Borchert stated that all residents and businesses that reside within a 300-foot radius were sent letters and there were no negative responses. There were no further comments. Public hearing closed at 5:36 pm. Glenn stated that he did not see any issues with the rezoning and made a motion to move forward with the rezoning, Strommen seconded, "That rezoning for the application for the City of Sidney for the West ½ of the East ½ of Section 33, Township 14 North, Range 49 West of the 6th Principal Meridian lying south of the railroad right of way, except that portion of said West ½ lying within the boundary of Sidney Business Park Addition to Sidney, Nebraska, also known as 1120 Commerce Court, be approved for rezoning from M2 (Heavy Manufacturing) to C3 (Heavy Commercial), and recommendation to City Council." Roll call: Yeas: England, Glenn, Jones, Loghry, Schmitt, Spiker, Strommen, Benzel. Nays: None. Absent: Sweetser.

Schmitt asked if there was a nomination for Chairman. Glenn nominated Loghry for Chairman, seconded by Schmitt, "That Doug Loghry serve as Chair for the Planning Commission." Roll call: Yeas: Glenn, Jones, Loghry, Schmitt, Spiker, Strommen, Benzel, England. Nays: None. Absent: Sweetser.

Clerk Borchert stated that the position for Vice Chair was now open for a motion. Glenn nominated Sweetser. Borchert stated that since Sweetser was not present to accept or decline the position, that an alternate should be considered. There was no second. Loghry nominated Schmitt. Spiker moved, Benzel seconded, "That Ben Schmitt serve as Vice Chairman for the Planning Commission." Roll call: Yeas: Jones, Loghry, Schmitt, Spiker, Strommen, Benzel, England, Glenn. Nays: None. Absent: Sweetser.

Borchert stated that the Chairman of the Planning Commission serves as a member of the Board of Adjustment. Glenn moved, England seconded, "That Doug Loghry serve as a board member on the Board of Adjustment." Roll call: Yeas: Loghry, Schmitt, Spiker, Strommen, Benzel, England, Glenn, Jones. Nays: None. Absent: Sweetser.

There were no further comments.

Meeting adjourned at 5:40 p.m.

Approved as Amended

CHAIRMAN, BEN SCHMITT

LORI BORCHERT, CITY CLERK