

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 April 21, 2025, in the City Council Chambers, located at 1115 13th Avenue. Present were: Chairman Loghry and Commissioners, Benzel, Beitel, England, Jones, Spiker. Others present: Chief Building Official Hall, Administrative Assistant Mowery. 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 Loghry announced that a current copy of the Nebraska Open Meetings Act was available for review at the rear of the room.

Loghry asked for approval of the October 21, 2024 minutes. Spiker moved, England seconded, "That the October 21, 2024 minutes be approved." Roll call: Yeas: Benzel, England, Jones, Loghry, Spiker. Abstain: Beitel. Absent: Glenn, Schmitt, Sweetser. Motion approved.

Nolan Beitel was introduced to the Planning Commission as the newest member to the Board.

Loghry opened the public hearing at 5:32 pm, for the application for rezoning by Americas Best Value Inn, Legal Description 31 14 49 Lots 3-6 Block 1 including alley & E 40' vacated 22nd Ave Trognitz 2nd addition Sidney and 31 14 49 lots 7 & 8 block 1 Trognitz second addition Sidney, Nebraska, Cheyenne County, also known as 2115 Illinois Street. Rezoning from Neighborhood Commercial (C2) to Light Density Multi-Family Residential (R2). Marshall Hall, Chief Building Official, stated that Americas Best Value Inn was requesting a rezoning 2115 Illinois from a C2 to an R2, multi-family studio apartments. Hall also said that they would be subdividing the south portion of the grounds. Nimesh Chaudhari and Cameron Seager were present on behalf of the Americas Best Value Inn. Seager stated that they have been managing the property for quite some time and thought it would be beneficial to transition it to be multi-family units due to the housing needs. Spiker questioned the extreme amount of construction that would be needed. Hall stated that there would be fire code issues, which the engineer could address. Seager stated that the Inn would serve a better purpose that what it is doing now, adding something to the community. Spiker asked if they have done a study on it. Seager replied that they have done a rough design. Spiker asked how many units or how many square feet it would be. Seager responded that there would be roughly 58 studio apartments or open to the idea to combining multiple units. Spiker asked if there would be kitchenettes. Seager replied that there would be. Hall stated that depending on how they do their fire codes, would depend on what they can actually put back in the space, such as gas verses electric stoves. Spiker asked if there would be any restrictions. Hall stated that it depended on square footage, 400 square foot minimum. England stated that it sounded like they weren't sure what all was happening here. Seager stated that they wanted to make sure that this was even possible before they got started full on with architects. Beitel asked about the storage units they intended to construct. Seager stated they would be for residents. Leef said the storage units could not be commercial in an R2 zoning. Beitel stated he thought that an address was missing from being notified of this rezoning. Hall stated that he would look into it. Leef said that if the Commission chose to move forward with the rezoning, they could put a condition that this address would need to be properly notified, without objection, before the rezoning could be approved. Loghry mentioned to Chaudhari and Seager that there were past taxes due on this property and need to be taken care of. Scott asked what the plans were for management. Seagar stated there would be a live-on manager on-site. Leef asked if the Commission accepted the rezoning, if they (Americas Best Value Inn) would agree to a condition of on-site management. Seagar said they would comply. Darin VanNatter, a property owner in the area, stated that he and Susan Hielt thought this would be a good idea to better the space and rent apartments as long as codes and zonings were followed. There were no further comments. Loghry ended the public hearing at 5:48 pm. Spiker stated that he still had too many questions. Spiker moved to deny the rezoning request. Beitel seconded the motion. Roll call vote: Yeas (to oppose the rezoning): Beitel, England, Loghry, Spiker. Nays (in favor of the rezoning): Benzel, Jones. Absent: Glenn, Schmitt, Sweetser. Motion to deny the rezoning passed. Leef asked the Commission if they were telling the petitioners that the Commission needed more information to make a decision to pass the rezoning. Loghry replied yes. Leef asked the Commission to expound upon what it is that the Commission would like to know. Beitel stated that he wanted to make sure that all the surrounding residents were all notified. Spiker stated that he would like to know the size of the units, how they planned meeting the codes, what is required for electric or gas appliances. Leef asked for a time line to be operational. Seager responded with six to nine months. Loghry asked for a floor plan, the size of electrical service or gas service. Loghry stated that he wanted to work with them, pushing to move forward. Scott stated he would like to see plans for metering. Loghry stated that this would give the Commission more to review at the next meeting. It was agreed by the Commission to move forward with no additional permit costs to the petitioners.

There were no further comments.

Meeting adjourned at 5:57 pm.

Doug Loghry, Chairman

Lori Borchert, City Clerk