

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 October 21, 2024, in the City Council Chambers, located at 1115 13th Avenue. Present were: Chairman Loghry and Commissioners, Benzel, England, Schmitt, Glenn, Strommen, Sweetser. 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 September 16, 2024 minutes. England moved, Schmitt seconded, "That the September 16, 2024 minutes be approved." Roll call: Yeas: England, Loghry, Schmitt, Sweetser. Abstain: Benzel, Glenn, Strommen Absent: Jones, Spiker. Motion approved.

Loghry opened the public hearing at 5:32 pm, for the application of rezoning by Sidney 1025, LLC (Jessica McKay) legal description Section 31, Township 14, Range 49, West 123' Block 18 Clarkson Second Addition, Sidney, Nebraska, also known as 1234 Toledo Street. Rezoning from Residential 1 (R1) to Residential 2 (R2). McKay stated she is planning to build a duplex on the property and understands the concerns of congestion since it is located across the street from the school. McKay also noted she is planning to have the entrance to the homes on the Spruce side of the street so there are no exiting driveways on Toledo during drop off and pick up times. McKay stated the goal is to build the property using the Workforce Housing Development Fund through the City and sell both sides. Loghry asked if it will be garage-oriented housing. McKay said she wasn't sure if she could be at the price point with a garage but possibly with a carport. Commissioner Glenn stated his concerns about the increase in congestion around the school since they discontinued the bus service. McKay said she spoke to the Superintendent to possibly purchase the lot for additional parking but due to budgets it wasn't an option. Glenn also mentioned the trees around the property were pushing the fiber-optic cable off of the poles and wondered if there were plans to keep the trees. McKay said she would like to keep the trees and has spoken with the City which would evaluate and cut where they need to when they feel there is an obstruction. Commissioner Strommen asked about using the Workforce Housing Development Fund for affordable housing. McKay said it would need to be under a certain price point to use the program which would align with the neighborhood. Strommen also asked if the duplex couldn't be sold what was Plan B. McKay said it would be turned into rentals. Commissioner Benzel asked if the City would put a sidewalk along 13th Avenue and Toledo Street. Chief Official Hall stated there was already a sidewalk on 13th but sidewalk, curb and gutter is the homeowner's responsibility and it appears to be required with the new build. McKay said she was also planning to build a fence. There were no other comments. Loghry closed the hearing at 5:47 pm. Loghry asked for a motion to rezone. Glenn moved, Schmitt seconded, "That the application by Sidney 1025, LLC (Jessica McKay) legal description Section 31, Township 14, Range 49, West 123' Block 18 Clarkson Second Addition, Sidney, Nebraska, also known as 1234 Toledo Street. Rezoning from Residential 1 (R1) to Residential 2 (R2), be approved and recommendation be made to the City Council." Roll call: Yeas: Benzel, Schmitt, Strommen, Sweetser. Nays: England, Glenn, Loghry Absent: Jones, Spiker. Motion approved.

Commissioner Schmitt asked for an update on the shipping container issue. Hall said he was waiting to connect with City Attorney Leef to provide letters to residents to remove their unauthorized containers. Hall also stated he had a resident inquire about possibly using a shipping container as a shed if they were to put a roof and wainscoting on it. Hall told the resident he would bring it to the commissioners for discussion.

There were no further comments.

Meeting adjourned at 5:56 pm.

Doug Loghry, Chairman

Kellie Mowery, Administrative Assistant