

**CITY OF SIDNEY, NEBRASKA**

**PLANNING COMMISSION-**

**AGENDA FOR: MONDAY DECEMBER 16, 2013, 5:30 P.M.**

**CITY COUNCIL CHAMBERS, 1115 13<sup>TH</sup> AVENUE, SIDNEY, NE 69162**

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** of November 18, 2013, as printed.
3. **PUBLIC HEARING: Sidney Regional Medical Center Addition**
  - A. **Rezoning application** of Cabela's Ventures, LLC to rezone Tracts 1 and 2, Sidney Regional Medical Center Addition in Sidney, Nebraska, more commonly known as the northeast corner of intersection of Greenwood Road and Virginia Lane, from A, AR & C-3 (Agriculture, Ag-Residential, Heavy Commercial) Districts to C-1 (Central Business District).
  - B. **Preliminary Plat application** of Cabela's Ventures, Inc. for Tracts 1 & 2, Sidney Regional Medical Center Addition, located on the North and South side of Virginia Lane, 33 feet east of Greenwood Road, consisting of 30.15 acres, to allow for development and construction of a hospital center.
4. **PUBLIC HEARING: Cabelas Housing Subdivision**
  - A. **Rezoning Application** of Cabela's Ventures, Inc. and Cheyenne County Hospital for a parcel of land situated in the East Half of Section 32, Township 14 North, Range 49 West of the 6<sup>th</sup> P.M., containing 184.115 acres more or less, from A (Agricultural) to R-1 (Single Family Residential) Zone.
  - B. **Preliminary Plat application** of Cabela's Ventures, Inc. and Cheyenne County Hospital for a parcel of land situated in the East Half of Section 32, Township 14 North, Range 49 West of the 6<sup>th</sup> P.M., containing 184.115 acres more or less, for the purpose of constructing a high quality master planned community development to provide additional housing in Sidney.
5. **PUBLIC HEARING: Preliminary Plat application of Timothy Reganis** for a Tract of land situated in the NW/4 of Section 8, Township 13 North, Range 49 West of the 6<sup>th</sup> P.M., which is located on the South side of Old Post Road, 170 feet North of Interstate 80, consisting of 14.05 acres and 8 commercial lots.
6. **PUBLIC HEARING: Preliminary Plat application of Cabela's Ventures LLC** for a parcel of land situated in the NW/4 of Section 8, Township 13 North, Range 49 West of the 6<sup>th</sup> P.M., consisting of 27 acres more or less along East Old Post Road, for Cabela's Corporate Headquarters campus expansion.
7. **PUBLIC HEARING: Conestoga Subdivision**
  - A. **Rezoning Application** of Aaron Deaver for Lots A1 and A2, Block 2, Conestoga Subdivision, located on the East side of Greenwood Road, approximately 300 feet South of US Hwy 30, containing 2.9 acres more or less, from R-4 (Multi-Family Residential) to C-3 (Heavy Commercial) Zone.
  - B. **Preliminary Plat application** of Aaron Deaver for Lots A1 and A2, Block 2, Conestoga Subdivision, to allow for commercial development by Source Gas on Lot A1.
8. **Discussion re: Annexation** of properties adjacent to the current existing city limit boundaries.
9. Comments by the public and action concerning other business by the commission.

ADJOURNMENT