

CITY OF SIDNEY, NEBRASKA

PLANNING COMMISSION-

AGENDA FOR: MONDAY AUGUST 20, 2018, 5:30 P.M.

CITY COUNCIL CHAMBERS, 1115 13TH 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 May 21, 2018, as printed.
3. Election of Chairman and Vice-Chairman.
4. PUBLIC HEARING: Application of Dennis Charles for a waiver for truck parking in a residential zone located at 1220 Rose Street; and recommendation to Council regarding same.
5. PUBLIC HEARING: Application of Caleb Jurgensen for a waiver for truck parking in a residential zone located at 1321 Newton Street; and recommendation to Council regarding same.
6. Comments by the public and action concerning other business by the commission.

ADJOURNMENT

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 May 21, 2018 in the City Council Chambers, located at 1115 13th Avenue. Present were: Chairman England and Commissioners: Egging, Glenn, Long, Phillips, Smith, Sweetser, and Volkmer. Absent: Loghry. Others present: Chief Building Official Kubo, City Attorney Leef and Deputy Clerk Heilbrun. 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 England announced to all in attendance, that a current copy of the Nebraska Open Meetings Act was available for review at the rear of the room.

Phillips moved, Volkmer seconded "That the minutes of the October 16, 2017 meeting be approved." Roll call vote: Yeas: Volkmer, Long, Phillips, and Smith. Abstain: Egging, England, Sweetser and Glenn. Absent: Loghry.

Chairman Phillips announced that the Planning Commission would now hold a public hearing to consider the Preliminary Plat Application of the City of Sidney Economic Development to subdivide a 4.03 acre tract of land located in the Sidney Business Park Addition, located at Highway L-17J, 100 Commerce Court for development; that the Board of Education of School District No. 1, Cheyenne County, Nebraska, and the Board of Education of Western Nebraska Community College have been properly notified in the time and manner prescribed by law and have not filed objections.

The following filed written objections: None. The following appeared in person or by agent or by attorney and were heard: Melissa Norgard, Economic Development Director.

Melissa Norgard explained that NexGen Outfitters is launching an online retail business focused on hunting, shooting and camping products at the Sidney Business Park, with a June 1st launch date. The Economic Development Citizen's Advisory Review Board and City Council has agreed and approved the agreement to grant 8.06 acres of land in the Sidney Business Park to NexGen Outfitters, and in exchange they will create 12 new jobs and \$640,000 in new payroll within 5 years. There is currently 4.03 acres of land platted in Lot 3 at the Sidney Business Park. They are asking for an additional 4.03 acres of land to the north of Lot 3 to be platted for future expansion and growth.

There being no further questions or comments, Chairman England closed the public hearing and asked for a motion on the request.

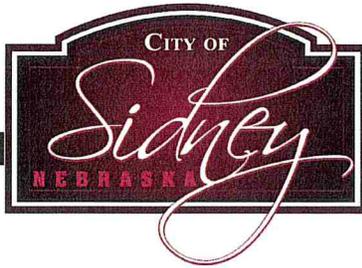
Smith moved, Egging seconded "That the Planning Commission recommend to the City Council that the request of the City of Sidney Economic Development to subdivide a 4.03 acre tract of land located in the Sidney Business Park Addition, located at Highway L-17J, 100 Commerce Court for development be approved." Roll call vote: Yeas: All Commissioners present. Absent: Loghry.

Chairman England welcomed and introduced the new members of the Planning Commission: Caleb Sweetser and John Glenn.

The meeting adjourned at 5:35 p.m.

CHAIRMAN

DEPUTY CLERK



SMALL TOWN VALUES

1115 13TH AVENUE PO Box 79
SIDNEY NEBRASKA 69162

BIG TIME OPPORTUNITIES

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

MEMORANDUM

DATE: July 25, 2018

MEMO TO: City of Sidney Planning commission

FROM: Kevin Kubo, Chief Building Official

RE: Application for Truck Parking Waiver – 1220 Rose St.

SUMMARY:

Application for Truck Parking Waiver located at 1220 Rose St.

BACKGROPUND /DISCUSSION:

The lease/operator, Dennis Charles has requested a waiver for truck parking located within a residential zone. The location for this waiver is 1220 Rose St.

The waiver would allow for a single tractor unit to be parked on the property when not in use.

This application is being introduced by the City of Sidney in conformance with truck parking in a residential zone.

The application will first be reviewed by the Planning Commission with their recommendation forwarded to the City Council. The Council will then make a final decision to approve or deny the application.

The subject property is currently zoned R-2, One and Two Family. Included in this application for waiver, location map, and list of property owners within 300 feet.

RECOMMENDATION:

Staff feels this is a good candidate for a truck parking waiver. The parking of the semi is on a property with adequate room and crushed concrete as a surface. The applicant drives single leased truck.

City of Sidney, Nebraska

1115 13th Avenue P.O. Box 79 Sidney, NE 69162 Phone (308) 254-5300 Fax (308) 254-3164



APPLICATION FOR WAIVER FOR TRUCK PARKING IN RESIDENTIAL ZONES

Applicant must be the owner of the property and vehicle for which request is made. By completing this form, the applicant certifies that all of the statements contained in this application and attachments are true and accurate to the best of their knowledge.

Applicant also acknowledges that:

1. This variance shall not be approved for more than five (5) years before seeking renewal.
2. Waivers are not transferable between owners or locations.
3. Violations of any of the provisions of this variance shall result in the immediate revocation of the variance by the City Manager.

Information Provided by Applicant

Name <i>Dennis Charles / Misti Henzl</i> <small>(Please print legibly)</small>	Date <i>7/17/18</i>
Mailing Address <i>1220 Rose St.</i> Phone <i>Sidney NE 69162</i> <i>308 250-3224</i>	Physical Address <i>1220 Rose St</i> <i>Sidney NE 69162</i> Email <i>misti.charles@gmail.com</i>

TRUCK INFORMATION

Description of truck and trailer (if applicable) for which the request is being made including size, weight, and license numbers (cannot include HazMat trucks/trailers, tankers for hazardous materials or loaded refrigerator trucks.

Tractor only

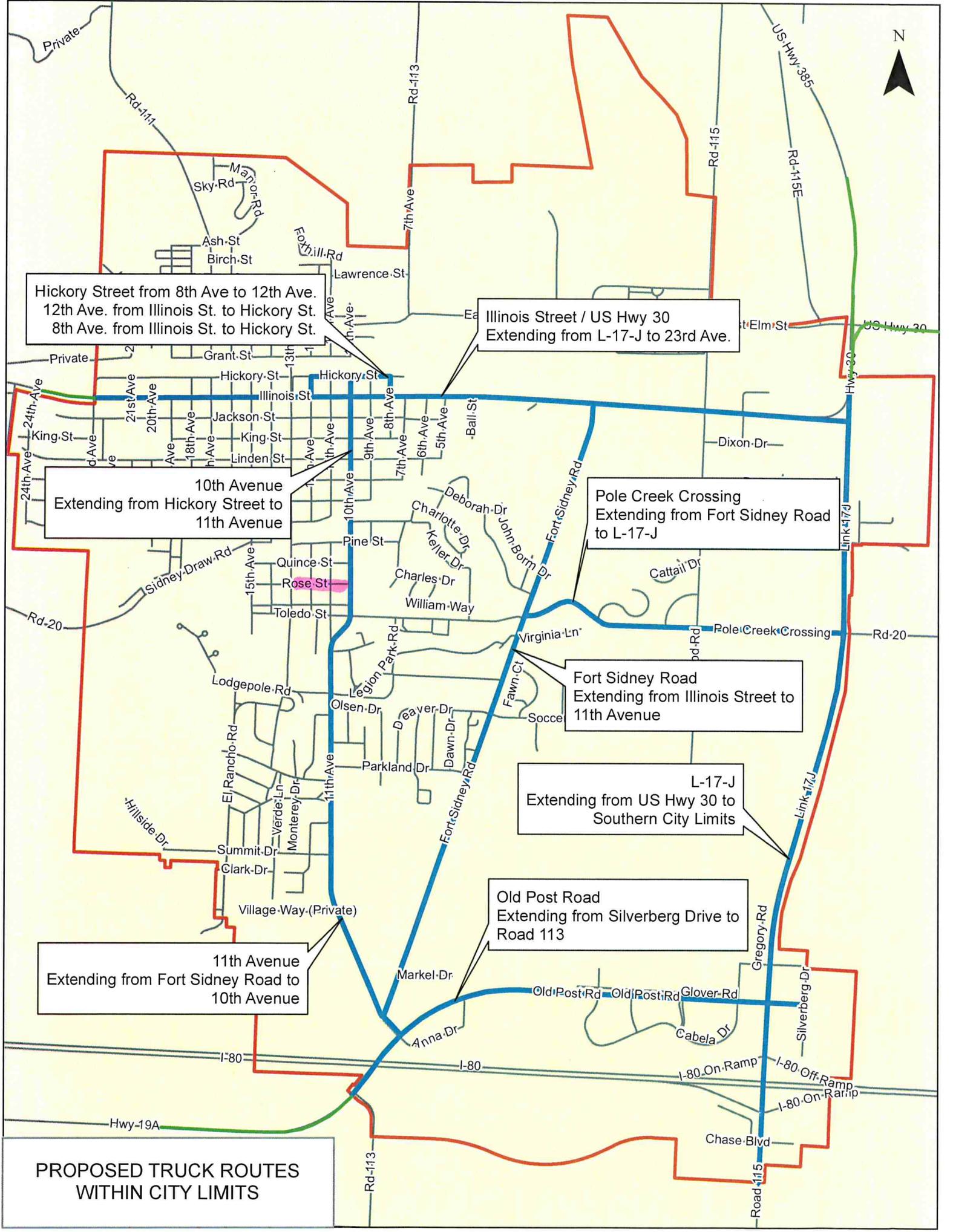
Other parking options solicited by the applicant including location and cost:

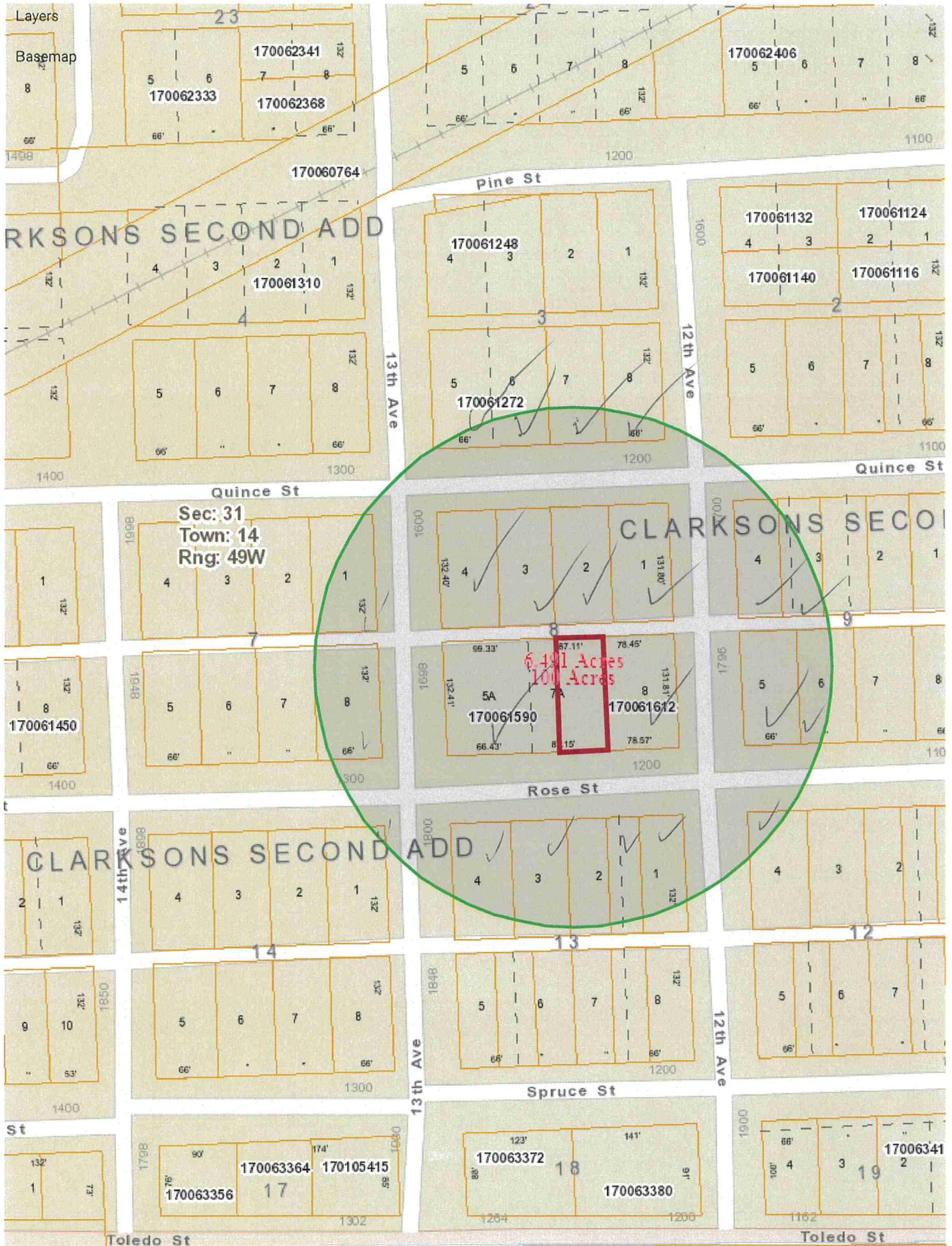
Information that is required to be attached to this application. Please check that the information is attached:

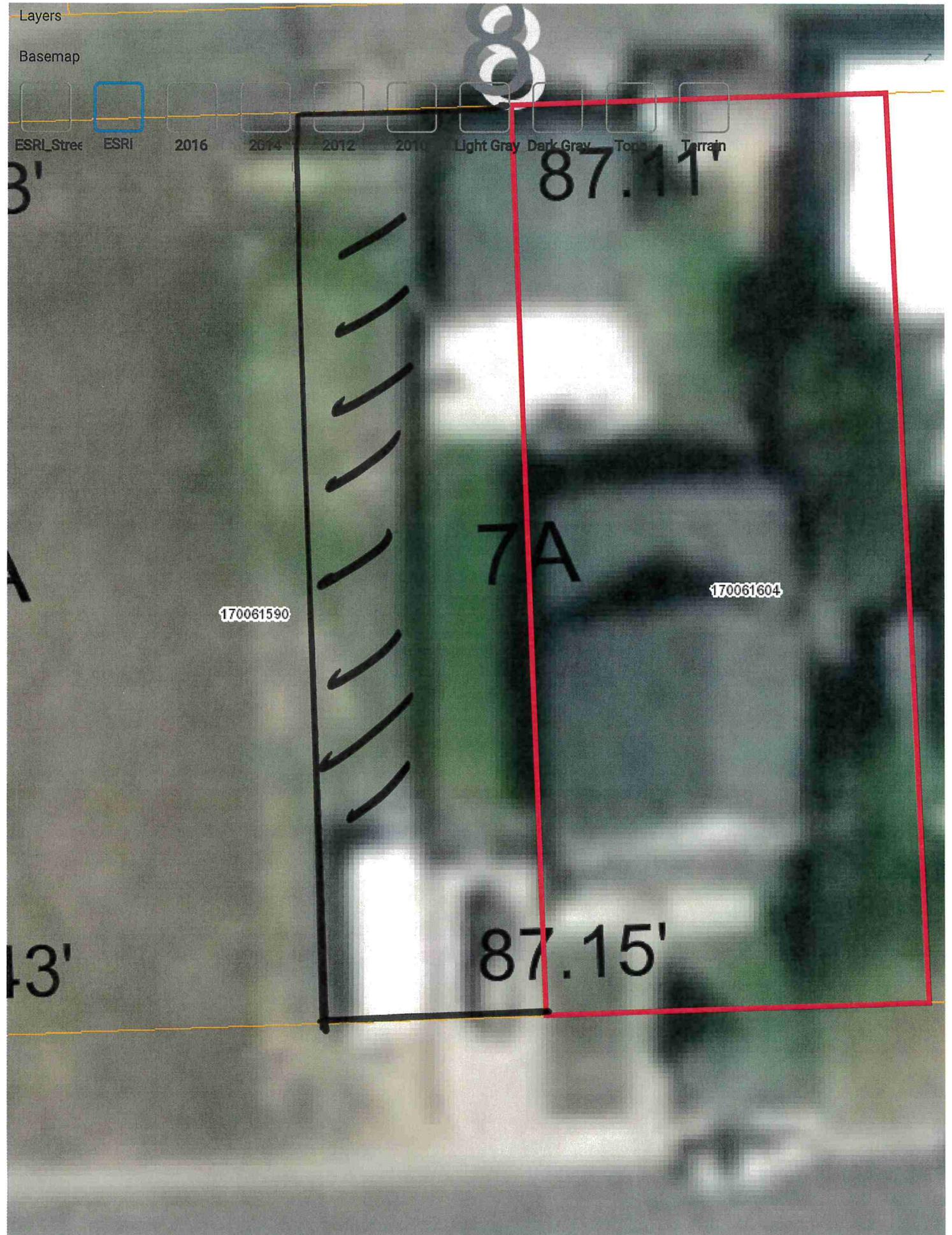
- List of all property owners within 300 feet of the applicant's property.
- Map of the property indicating where the truck / trailer will park.
- Map showing the route to be used following the truck route to the applicant's property.
- Copy of vehicle registration.

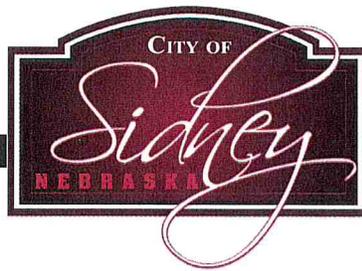
FOR CITY USE ONLY

<input type="checkbox"/> Permit approved <input type="checkbox"/> Permit denied	<input type="checkbox"/> Council Approval
Planning Commission Chairperson _____ Date _____ Planning Commission Secretary _____ Date _____	Mayor _____ Date _____ City Clerk _____ Date _____
Date: _____	ID Assigned _____









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1305 Quince
Sidney NE 69162

Terry Smith
1732 13th Ave
Sidney, NE 69162

Chris Kurtz
(1303 Rose)
P.O. Box 321
Winsor, CO 80550

Jeff Finley
(1243 Rose)
22452 Berdon St.
Woodland Hills, CA 91367-4406

Lois Hart
(1229 Rose)
1210 Country Club
Sidney, NE 69162

Alan Lundgren
(1217 Rose)
1046 Toledo
Sidney, NE 69162

Julia Herrera
(1205 Rose) 536 Keller Dr.
Sidney, NE 69162

Joshua Arellano
1143 Rose
Sidney, NE 69162

Jana Martin
1132 Rose St.
Sidney, NE 69162



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Oliver Horton
(1144 Rose)
88555 473 Ave
Stuart, NE 68780-5545

Patricia Schilz
(1135 Quince)
1135 Linden, Sidney, NE 69162

Jerry Haupt
(1141 Quince)
1546 21st Ave
Sidney, NE 69162

Kae Nelson
1740 12th
Sidney, NE 69162

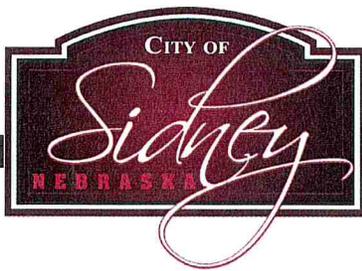
Brooke Henzl
1242 Rose St.
Sidney, NE 69162

Mia Stovall
(1209 Quince)
8060 E Girard Ave.
Unit 116
Denver, CO 80231

Bush Property LLC.
(1219 Quince)
P.O. Box 512

Kae Nelson
1229 Quince
Sidney, NE 69162

Paul Juett
1241 Quince
Sidney, NE 69162



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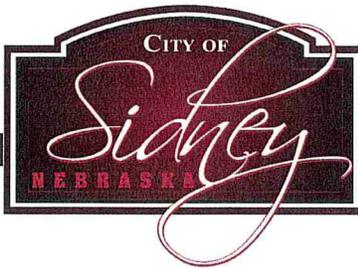
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Bryan Miller
(1640 12th)
9753 Rd 38
Sidney, NE 69162

Jeremy Narjes
1220 Quince
Sidney, NE 69162

#4



SMALL TOWN VALUES

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BIG TIME OPPORTUNITIES

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

DATE: July 27, 2018
MEMO TO: City of Sidney Planning Commission
FROM: Kevin Kubo, chief Building Official
RE: Application for Truck Parking Waiver – 1321 Newton St.

SUMMARY:

Application for Truck Parking Waiver located AT 1321 Newton St.

BACKGROUND/DISCUSSION:

The owner/operator has requested a waiver for truck parking located within a residential zone. The location for this waiver is 1321 Newton St.\

The waiver would allow for a single tractor unit to be parked on the property when not in use.

The application is being introduced by the City of Sidney in conformance with the Truck Parking In a residential zone ordinance.

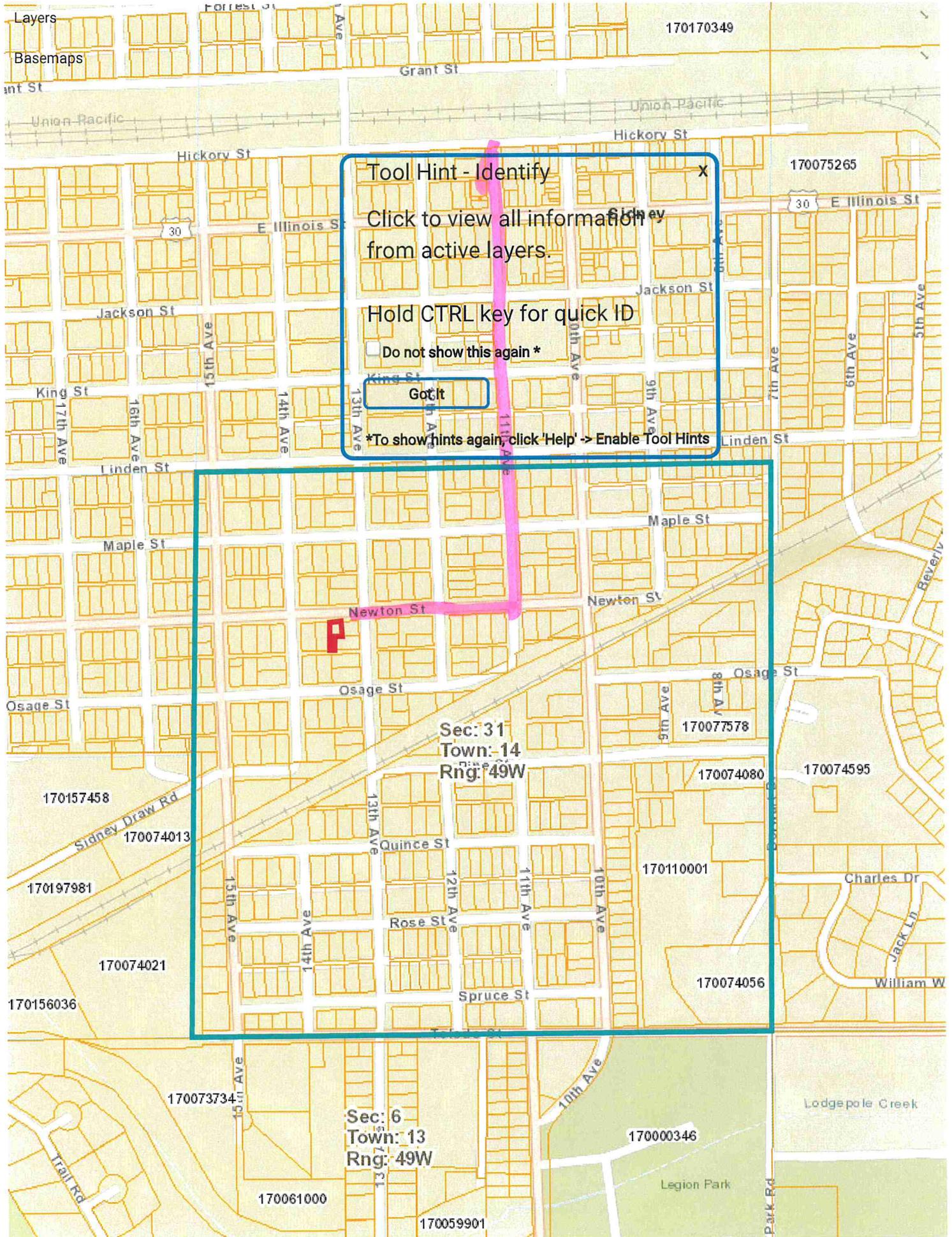
The application will be first reviewed by the Planning Commission with their recommendation being forwarded to the City Council. The City Council will then make the final decision to approve or deny the application.

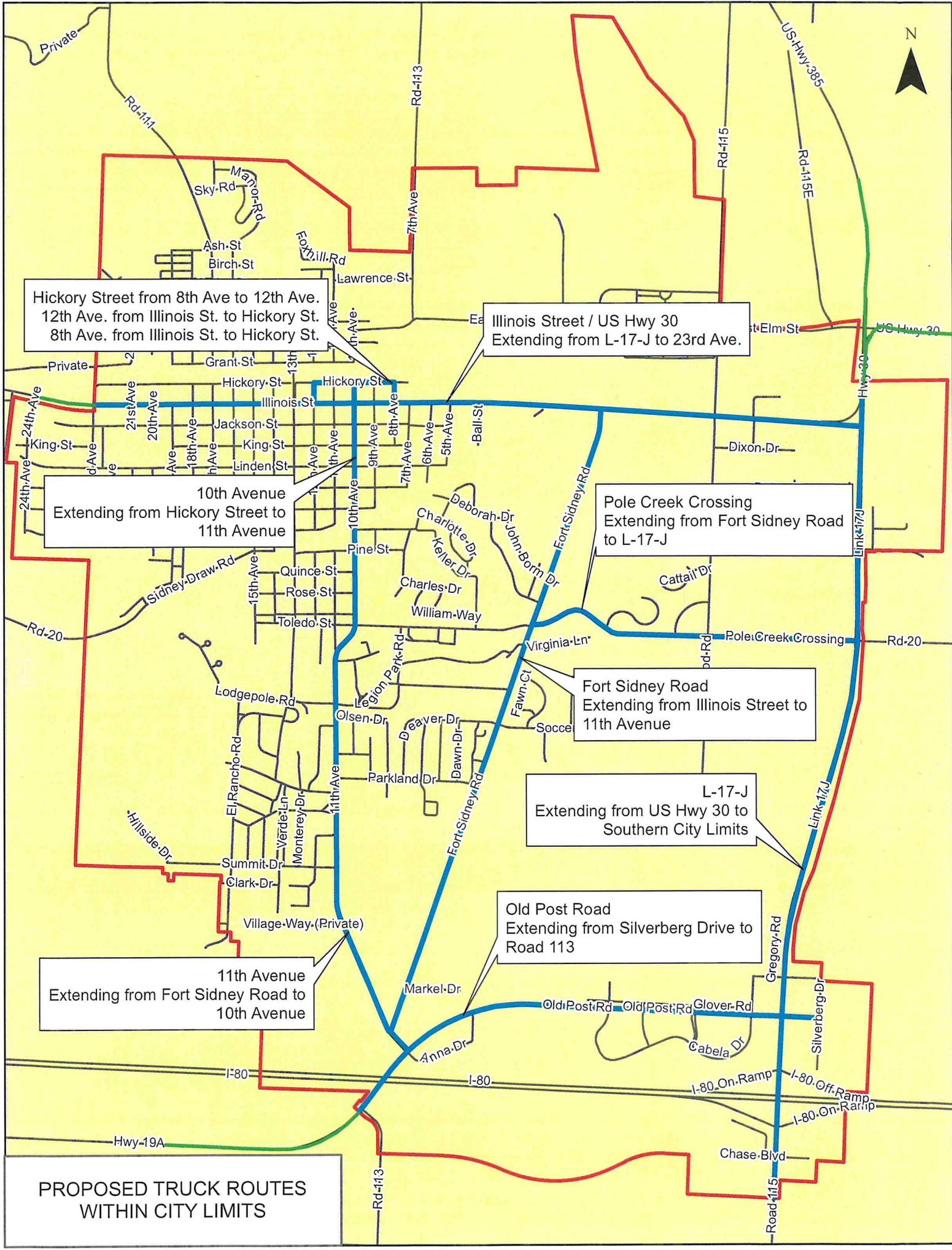
The subject property is currently zoned R-1, Single Family. Included with the application for waiver, location amp, list of property owners within 300 feet.

RECOMMENDATION:

Staff feels this is a good candidate for a truck parking waiver. The parking of the semi is on a property with adequate room and a paved surface.

Parcel No.	Owner	Street Address	City/State/Zip	Direction from 1321 Newton Street
170062058	Russell & Melinda Wood	1333 Newton Street	Sidney, NE 69162	Next Door West
170060977-rental	Mike & Lynn Namuth	5052 Quail Hollow Drive	Sidney, NE 69162	Next Door Southeast
170060969	Charles Borchert	1404 13th Avenue	Sidney, NE 69162	Next Door East
170060276	Carl & Betty Elliot	1304 Newton Street	Sidney, NE 69162	Across the Street North
170060241-rental?	Sandra Sturgeon	210 Rogers Street	Prairie Grove, AR 72753	Across the Street North
170062090	Dorothy Rowe	1428 13th Avenue	Sidney, NE 69162	Across the Alley Southeast
170062082-rental?	Michael Onken	2772 Verde Lane	Sidney, NE 69162	Across the Alley Southwest





Hickory Street from 8th Ave to 12th Ave.
12th Ave. from Illinois St. to Hickory St.
8th Ave. from Illinois St. to Hickory St.

Illinois Street / US Hwy 30
Extending from L-17-J to 23rd Ave.

10th Avenue
Extending from Hickory Street to
11th Avenue

Pole Creek Crossing
Extending from Fort Sidney Road
to L-17-J

Fort Sidney Road
Extending from Illinois Street to
11th Avenue

L-17-J
Extending from US Hwy 30 to
Southern City Limits

Old Post Road
Extending from Silverberg Drive to
Road 113

11th Avenue
Extending from Fort Sidney Road to
10th Avenue

**PROPOSED TRUCK ROUTES
WITHIN CITY LIMITS**