

## **CHEYENNE COUNTY PLANNING COMMISSION**

October 27, 2025

A meeting of the Cheyenne County Planning Commission was convened at 3:00 P.M., on October 27, 2025, in the Commissioner's Meeting Room of the Cheyenne County Courthouse.

Notice of the meeting was given in advance thereof by publication in The Sidney Sun-Telegraph and posted on the bulletin boards at the Cheyenne County Court House, 1000 10<sup>th</sup> Avenue, Sidney, Nebraska, Cheyenne County Annex Building, 920 Jackson Street, Sidney, Nebraska, and at the Cheyenne County Highway Superintendent Building, 2383 Illinois Street, Sidney, Nebraska. Copies of the agenda were posted on the bulletin boards at the Cheyenne County Court House, the Cheyenne County Annex Building, and at the Cheyenne County Highway Superintendent Building on October 16, 2025, for the public hearing to be held on October 27, 2025. A copy of the Proof of Publication is attached to these minutes. Advance notice of the meeting was also given to the Chairman and all members of the Commission. A list of agenda subjects to be considered at said meeting was kept on a continually current basis and available for public inspection at the office of the Cheyenne County Clerk, posted on the bulletin board at the Cheyenne County Annex Building and at the Cheyenne County Highway Superintendent Building. All proceedings hereafter shown were taken while the convened meeting was open to the public.

Chairperson William Sydow opened the meeting at 3:00 P.M., and called the attendance roll. The following Planning Commission members were present: Nan McMillen, Rex Adams, Walt Narjes, and Valerie Nienhueser and Zoning Administrator Colleen Terman. Also in attendance was David Melchior. Commissioners absent and excused: Ron Flohr and Phil Narjes.

Pledge of Allegiance was recited by all those in attendance.

Chairperson Sydow announced that the meeting was open to all persons, wishing to attend and speak, per the Nebraska Open Meetings Act, Revised Statutes Nebraska 84-1407 through 84-1414, a copy of which is posted on the East wall of the Commissioners' Meeting Room.

The Chairperson announced that comments would be received from the public. No public comments were heard and McMillen closed the public comment section of the meeting.

The current agenda was reviewed and, with no further discussion, Commissioners Walt Narjes moved, and Nan McMillen seconded, to approve the current agenda as presented. Chairperson Sydow called the question by Voice vote: Ayes: All Commissioners present. Commissioners absent: Ron Flohr and Phil Narjes.

The minutes of the August 25, 2025, meeting were reviewed and, with no further discussion, Commissioners Nan McMillen moved, and Rex Adams seconded, to approve the August 25, 2025, minutes as written. Chairperson Sydow called the question by Voice vote. Ayes: All Commissioners present. Commissioners absent: Ron Flohr and Phil Narjes.

Chairperson Sydow announced that, "The Commission will now consider the application from Steven D. and Tamera S. Miller for a subdivision and change in zoning regarding a parcel of land located in part of the Southwest Quarter (SW/4) Section 27 Township 14 North, Range 48 West of the 6<sup>th</sup> P.M., Cheyenne County, Nebraska, containing 3.0 acres more or less, to be known as Melchior Subdivision and to change zoning from Agriculture (A) to Residential Estate (RE)."

The following filed written objections: None.

The following appeared in person, by agent, or by attorney in support of the application and were heard: David Melchior.

The following appeared in person, by agent, or by attorney in opposition to the application and were heard: None.

Commissioners Val Nienhueser moved, and Rex Admas seconded, "That the Cheyenne County Planning Commission recommend approval to the Cheyenne County Board of Commissioners, the application from Steven D. and Tamera S. Miller for a subdivision and change in zoning regarding a parcel of land located in part of the South West Quarter (SW/4) Section 27, Township 14 North, Range 48 West of the 6<sup>th</sup> P.M., Cheyenne County, Nebraska, containing 3.0 acres more or less, to be known as Melchior Subdivision and to change zoning from Agriculture (A) to Residential Estate (RE)."

With no further business on the agenda, Commissioners Walt Narjes moved, and Val Nienhueser seconded, "That the Commission adjourn." Chairperson Sydow called the question by Voice Vote: Ayes: All Commissioners present. Commissioners absent: Ron Flohr and Phil Narjes.

The meeting was adjourned at 3:09 P.M.

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C. Terman, Zoning Administrator