

CHEYENNE COUNTY PLANNING COMMISSION

April 28, 2025

A meeting of the Cheyenne County Planning Commission was convened at 3:00 P.M., on April 28, 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 10th 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 April 17, 2025, for the public hearing to be held on April 28, 2025. A copy of 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 and posted on the bulletin board at the Cheyenne County Annex Building and at the Cheyenne County Highway Superintendent Building. All proceedings shown hereafter were taken while the convened meeting was open to the public.

Chairman Bill Sydow opened the meeting at 3:00 P.M. and called the attendance roll. The following Planning Commission members were present: Bill Sydow, Nan McMillen, Phil Narjes, Walt Narjes, and Zoning Administrator Colleen Terman. Commissioners absent: Rex Adams, Ron Flohr, and Valerie Nienhueser. Also present were: Jace Glanz and Brenda Johnson.

Pledge of Allegiance was recited by all those in attendance.

Chairman 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 Chairman announced that comments would be received from the public. No public comments were heard and Sydow closed the public comment section of the meeting.

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

The minutes of the March 31, 2025 meeting were reviewed and, with no further discussion, Commissioners Phil Narjes moved, and Nan McMillen seconded, to approve the March 31, 2025 minutes as written. Chairman Sydow called the question by Voice vote. Ayes: All Commissioners present. Commissioners absent: Rex Adams, Ron Flohr, and Valerie Nienhueser.

Chairman Sydow announced that, "The Cheyenne County Planning Commission will now consider the application from Joseph Beyer, President of Harvest Moon Acres, Inc., for a subdivision and change in zoning regarding a parcel of land located in part of the South Half (S/2) of Section 8, Township 14 North, Range 50 West of the 6th P.M., Cheyenne County, Nebraska, containing 5.0 acres, more or less, to be known as Tract 1, Kildahl 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: None.

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

Commissioners Nan McMillen moved, and Walt Narjes seconded, "That the Cheyenne County Planning Commission recommend approval to the Cheyenne County Board of Commissioners, the request from Joseph Beyer, President of Harvest Moon Acres, Inc., for a subdivision and change in zoning regarding a parcel of land located in part of the South Half (S/2) of Section 8, Township 14 North, Range 50 West of the 6th P.M., Cheyenne County, Nebraska, containing 5.0 acres, more or less, to be known as Tract 1, Kildahl Subdivision and to change zoning from Agriculture (A) to Residential Estate (RE)." Chairman Sydow called the question by Voice vote: Ayes: All Commissioners present. Commissioners absent: Rex Adams, Ron Flohr, and Valerie Nienhueser.

Chairman Sydow announced that, "The Cheyenne County Planning Commission will now consider the application from Brenda Johnson, Trustee of the Virginia Mahr Revocable Trust, for a subdivision and change in zoning regarding a parcel of land located in part of the Southeast Quarter (SE/4) of Section 4, Township 12 North, Range 50 West of the 6th P.M., Cheyenne County, Nebraska, containing 11.0 acres, more or less, to be known as Tract 1, Mahr Homestead 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: Brenda Johnson.

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

Commissioners Phil Narjes moved, and Walt Narjes seconded, "That the Cheyenne County Planning Commission recommend approval to the Cheyenne County Board of Commissioners, the request from Brenda Johnson, Trustee of the Virginia Mahr Revocable Trust, for a subdivision and change in zoning regarding a parcel of land located in part of the Southeast Quarter (SE/4) of Section 4, Township 12 North, Range 50 West of the 6th P.M., Cheyenne County, Nebraska, containing 11.0 acres, more or less, to be known as Tract 1, Mahr Homestead Subdivision and to change zoning from Agriculture (A) to Residential Estate (RE)." Chairman Sydow called the question by Voice vote: Ayes: All Commissioners present. Commissioners absent: Rex Adams, Ron Flohr, and Valerie Nienhueser.

Chairman Sydow announced that, "The Commission will now consider the application for a Conditional Use Permit from Jace Glanz to display and sell farm equipment on a small parcel of land in an A, Agriculture zone, located in part of Section 27, Township 14 North, Range 47 West of the 6th P.M., Cheyenne County, Nebraska, lying North of the UPRR right-of-way and South of Highway 30 right-a-way.

The following filed written objections: None.

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

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

Commissioners Nan McMillen moved, and Phil Narjes seconded, that the Cheyenne County Planning Commission recommend approval to the Cheyenne County Board of Commissioners, the request for a Conditional Use Permit from Jace Glanz to display and sell farm equipment on a small parcel of land in an A, Agriculture zone, located in part of Section 27, Township 14 North, Range 47 West of the 6th P.M., Cheyenne County, Nebraska, lying North of the UPRR right-of-way and South of Highway 30 right-a-way. Chairman Sydow called the question by Voice vote. Ayes: All

Commissioners present. Commissioners absent: Rex Adams, Ron Flohr, and Valerie Nienhueser.

With no further business on the agenda, Commissioners Walt Narjes moved and Nan McMillen seconded, "That the Commission adjourn." Chairman Sydow called the question. Voice Vote: Ayes: All Commissioners present. Commissioners absent: Rex Adams, Ron Flohr, and Valerie Nienhueser.

The meeting was adjourned at 3.15 P.M.

C. Terman, Zoning Administrator

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