

CHEYENNE COUNTY PLANNING COMMISSION

February 26, 2024

A meeting of the Cheyenne County Planning Commission was convened at 3:00 P.M., on February 26, 2024, 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 February 15, 2024, for the public hearing to be held on February 26, 2024. 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 hereafter shown 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, Pat Dorwart, Rex Adams, Phil Narjes, Walt Narjes. Valerie Nienhueser and Zoning Administrator Colleen Terman. Commissioners absent: Ron Flohr. Also present were: Kendra Strommen, Attorney-at-Law, David Wills, Jerome Frei, and Chris Arent.

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 Phil Narjes moved, and Nan McMillen seconded, to approve the current agenda as presented. Chairman Sydow called the question by Voice vote: Ayes: All Commissioners present. Commissioners absent: Ron Flohr.

The minutes of the January 29, 2024, meeting was reviewed and, with no further discussion, Commissioners Pat Dorwart moved, and Walt Narjes seconded, to approve the January 29, 2024, minutes as written. Chairman Sydow called the question by Voice vote. Ayes: All Commissioners present. Commissioners absent: Ron Flohr.

Chairman Sydow announced that, "The Cheyenne County Planning Commission will now consider the application from David E. Wills, for a subdivision on a tract of land situated in the SE/4 of Section 7, Township 16 North, Range 51 West of the 6th P.M., Cheyenne County, Nebraska, containing 6.02 acres more or less, to be known as Tract 1, Wills 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: Kendra Strommen, Attorney at Law, and Jerome Frei.

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 Adams seconded, "That the Cheyenne County Planning Commission recommend approval to the Cheyenne County Board of Commissioners, the request from David E. Wills, to subdivide a tract of land located in the SE/4 of Section 7, Township 16 North, Range 51 West of the 6th P.M., Cheyenne County, Nebraska, containing 6.02 acres more or less, to be known as Tract 1, Wills 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: Ron Flohr.

Chairman Sydow announced that, "The Commission will now consider the application for a Conditional Use Permit from James K. Popovich, Manager of Philippians 1:21 Land, LLC, for a cemetery, consisting of 0.72 acres, more or less, located in the SW/4 of Section 4, Township 12 North, Range 52 West of the 6th P.M., Cheyenne County, Nebraska."

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 Pat Dorwart moved, and Walt Narjes seconded, "The Cheyenne County Planning Commission recommend approval to the Cheyenne County Board of Commissioners, the request for a Conditional Use Permit from James K. Popovich, Manager of Philippians 1:21 Land, LLC for a cemetery consisting of 0.72 acres, more or less, located in the SW/4 of Section 4, Township 12 North, Range 52 West of the 6th P.M., Cheyenne County, Nebraska." Chairman Sydow called the question by Voice vote: Ayes: All Commissioners present. Commissioners absent: Ron Flohr.

The Cheyenne County Planning Commission reviewed Sections 26-31 of the Cheyenne County Zoning and Subdivision Regulations, adopted March 6, 2023.

Discussion was held.

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

The meeting was adjourned at 3.42 P.M.

C. Terman, Zoning Administrator