

A meeting of the Cheyenne County Planning Commission was convened at 3:00 P.M., on March 28, 2022, 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 March 17, 2022, for the public hearing to be held on March 28, 2022. 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 3:02 P.M., and called the attendance roll. The following Planning Commission members were present: Bill Sydow, Nan McMillen, Pat Dorwart, Rex Adams, Walt Narjes, and Zoning Administrator Colleen Terman. Absent and excused were Ron Flohr, Phil Narjes, Valerie Nienhueser. Also in attendance: Michael Beyer, Beyer Farm Inc., Jeff Marks, Cory Shiftlett and Trevor Batt with Paul Reed Construction Co.

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 by the North door 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 Pat Dorwart seconded, to approve the current agenda as presented. Chairman Sydow called the question by Voice vote: Ayes: All Commissioners present. Commissioners absent: Ron Flohr, Phil Narjes, and Valerie Nienhueser.

The minutes of the February 28, 2022, meeting was reviewed and, with no further discussion, Commissioners Walt Narjes moved, and Rex Adams seconded, to approve the February 28, 2022, minutes as written. Chairman Sydow called the question by Voice vote. Ayes: All Commissioners present. Commissioners absent: Ron Flohr, Phil Narjes, and Valerie Nienhueser.

Chairman Sydow announced that, "The Cheyenne County Planning Commission will now consider a request for a conditional use permit from Paul Reed Construction Company on property owned by Beyer Farm Inc., to stockpile soil, aggregates, concrete, and asphalt, to include crushing and staging for the I-80 Brownson East Project in an A, Agricultural zone located in the SW/4 of the SW/4 of Section 19, Township 14 North, Range 50 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: Michael Beyer, Beyer Farm Inc., Jeff Marks, Trevor batt and Cory Shiftlett with Paul Reed Construction Company.

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

Discussion was held. Jeff Marks with Paul Reed Construction Company stated, "The property is currently being leased by Paul Reed Construction and will be purchased in the near future. The duration of the Conditional Use Permit is unknown. It could be 2 years or 20 years. Fence breaks are allowed on the Interstate project. They will not be utilizing County Road 99 but will come directly off of I-80 east bound side to the site and the west bound side will come directly off of I-80 to County Road 24 for a short distance then under the interstate to the site."

Commissioners Pat Dorwart moved, and Walt 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 Paul Reed Construction on property owned by Beyer Farm, Inc., to stockpile soil, aggregates, concrete, and asphalt, to include crushing and staging for the I-80 Brownson East project in an A, Agricultural zone located in the SW/4 of the SW/4 of Section 19, Township 14 North, Range 50 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, Phil Narjes, and Valerie Nienhueser.

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

The meeting was adjourned at 3:14 P.M.

C. Terman, Zoning Administrator