

CHEYENNE COUNTY PLANNING COMMISSION

January 30, 2023

A meeting of the Cheyenne County Planning Commission was convened at 3:00 P.M., on January 30, 2023, 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 January 19, 2023, for the public hearing to be held on January 30, 2023. 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, Rex Adams, Phil Narjes, Walt Narjes, Valerie Nienhueser and Zoning Administrator Colleen Terman. Commissioners absent: Pat Dorwart and Ron Flohr. Also in attendance was Kendra Strommen.

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 Walt Nerjes seconded, to approve the current agenda as presented. Chairman Sydow called the question by Voice vote: Ayes: All Commissioners present. Commissioners absent: Pat Dorwart and Ron Flohr.

The minutes of the December 27, 2022, meeting was reviewed and, with no further discussion, Commissioners Phil Narjes moved, and Walt Narjes seconded, to approve the December 27th, 2022, minutes as written. Chairman Sydow called the question by Voice vote. Ayes: All Commissioners present. Commissioners absent: Pat Dorwart and Ron Flohr.

Chairman Sydow announced that, "The Commission will now consider the application from NDOT for a bridge located in Cheyenne County. The Project will occur at the L-17E bridges over I-80 in the Lodgepole Interchange, structures S080 07661, the I-80 bridges over Cow Creek in Section 8, T13N, R46W, Cheyenne County, NE.

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 Val Nienhueser seconded, "That the Cheyenne County Planning Commission recommend approval to the Cheyenne County Board of Commissioners, the request from NDOT for a bridge located in Cheyenne County. The Project will occur at the L-17E bridges over I-80 in the Lodgepole Interchange, structures S080 07661, the I-80 bridges over Cow Creek in Section 8, T13N, R46W, Cheyenne County, NE. Chairman Sydow called the question by Voice vote. Ayes: All Commissioners present. Commissioners absent: Pat Dorwart and Ron Flohr.

Chairman Sydow announced that, "The Cheyenne County Planning Commission will now consider the application from Kristie Meints and Jack and Kayla Borcharding, for a re-plat of Tract 1, Patch of Heaven Subdivision, located in the S/2 of the NE/4 of Sections 27, Township 15 North, Range 48 West of the 6th P.M., Cheyenne County, Nebraska, increasing the acres from 5.30 acres to 13.23 acres more or less, to be known as Tract 1A, Patch of Heaven Subdivision and to change the zoning on the additional acres 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 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 Kristie Meints and Jack and Kayla Borcharding, for a re-plat of Tract 1, Patch of Heaven Subdivision, located in the S/2 of the NE/4 of Sections 27, Township 15 North, Range 48 West of the 6th P.M., Cheyenne County, Nebraska, increasing the acres from 5.30 acres to 13.23 acres more or less, to be known as Tract 1A, Patch of Heaven Subdivision and to change the zoning on the additional acres from Agriculture (A) to Residential Estate (RE). Chairman Sydow called the question by Voice vote. Ayes: All Commissioners present. Commissioners absent: Pat Dorwart and Ron Flohr.

Chairman Sydow announced that, "The Cheyenne County Planning Commission will now consider the application from John and Melody Sanna, for a subdivision and change in zoning on a parcel of land located in part of the SW/4 of Sections 10, Township 16 North, Range 51 West of the 6th P.M., Cheyenne County, Nebraska, containing 8.0 acres more or less, to be known as Tract 1, Wild Horse Subdivision and to change the 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.

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

Commissioners Rex Adams moved, and Walt Narjes seconded, "That the Cheyenne County Planning Commission recommend approval to the Cheyenne County Board of Commissioners, the request from John and Melody Sanna, for a subdivision and change in zoning on a parcel of land located in part of the SW/4 of Sections 10, Township 16 North, Range 51 West of the 6th P.M., Cheyenne County, Nebraska, containing 8.0 acres more or less, to be known as Tract 1, Wild Horse Subdivision and to change the zoning from Agriculture (A) to Residential Estate (RE). Chairman Sydow called the question by Voice vote. Ayes: All Commissioners present. Commissioners absent: Pat Dorwart and Ron Flohr.

Chairman Bill Sydow announced that, "the Planning Commission would now consider the recommendation to adopt new language for Wellhead Protection Regulations."

Discussion was held. Suggested Wellhead Protection Regulations attached.

Commissioners Nan McMillen moved, and Val Nienhueser seconded, "That the Cheyenne County Planning Commission recommend the change in language regarding Wellhead Protection Regulations be presented to the Cheyenne County Board of Commissioners for consideration and to schedule a hearing." Chairman Sydow called the question by Voice vote. Ayes: All Commissioners present. Commissioners absent: Pat Dorwart and Ron Flohr.

Chairman Bill Sydow announced that, "the Planning Commission would now consider the recommendation to adopt new language for Conservation Easements Regulations."

Discussion was held. Suggested Conservation Easement Regulations attached.

Commissioners Val Nienhueser moved, and Phil Narjes seconded, "That the Cheyenne County Planning Commission recommend the change in language regarding Conservation Easement Regulations be presented to the Cheyenne County Board of Commissioners for consideration and to schedule a hearing." Chairman Sydow called the question by Voice vote. Ayes: All Commissioners present. Commissioners absent: Pat Dorwart and Ron Flohr.

The adoption of the new regulations for Wellhead Protection and Conservation Easements requires current Section 29 be renumbered to Section 31.

The election of officers for calendar year 2023 was conducted. Commissioner Val Nienhueser moved to retain the current slate of officers of Bill Sydow, Chairman, Nan McMillen as Vice-Chairperson, and Pat Dorwart as Secretary for the calendar year 2023. Commissioner Phil Narjes seconded. Chairman Sydow called the question. Voice vote: Ayes: All Commissioners present. Commissioners absent: Pat Dorwart and Ron Flohr.

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

The meeting was adjourned at 4:00 P.M.

C. Terman, Zoning Administrator