

**CHEYENNE COUNTY PLANNING COMMISSION**

September 30, 2024

A meeting of the Cheyenne County Planning Commission was convened at 3:00 P.M., on September 30, 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 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 September 19, 2024, for the public hearing to be held on September 30, 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, Rex Adams, Ron Flohr, Phil Narjes, Walt Narjes, and Zoning Administrator Colleen Terman. Commissioners absent: Pat Dorwart, Valerie Nienhueser. Also present were: Timothy and Stacy Thomas, Ron Ahlschwede, Kenneth and Karla Disney, and Kendra Strommen, Attorney.

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: Pat Dorwart and Valerie Nienhueser.

The minutes of the May 28, 2024, meeting was reviewed and, with no further discussion, Commissioners Ron Flohr moved, and Rex Adams seconded, to approve the May 28, 2024, minutes as written. Chairman Sydow called the question by Voice vote. Ayes: All Commissioners present. Commissioners absent: Pat Dorwart and Valerie Nienhueser.

Chairman Sydow announced that, "The Cheyenne County Planning Commission will now consider the application from Timothy Thomas, to vacate Tract 1, Lobo Estates Subdivision, located in part of the NW/4 of Section 30, Township 14 North, Range 50 West of the 6<sup>th</sup> P.M., Cheyenne County, Nebraska, and to change zoning from Residential Estate (RE) to Agriculture (A)."

The following filed written objections: None.

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

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

Commissioners Phil Narjes moved, and Ron Flohr seconded, "That the Cheyenne County Planning Commission recommend approval to the Cheyenne County Board of Commissioners, the request from Timothy Thomas to vacate Tract 1, Lobo Estates Subdivision, located in part of the NW/4 of Section 30, Township 14 North, Range 50 West of the 6<sup>th</sup> P.M., Cheyenne County, Nebraska, and to change zoning from Residential Estate (RE) to Agriculture (A)." Chairman Sydow called the question by Voice vote: Ayes: All Commissioners present. Commissioners absent: Pat Dorwart and Valerie Nienhueser.

Chairman Sydow announced that, "The Cheyenne County Planning Commission will now consider the application from Ron and Jane Ahlschwede, for a subdivision and change in zoning regarding a parcel of land located in part of the W/2 of the NE/4 of Section 17, Township 15 North, Range 49 West of the 6<sup>th</sup> P.M., Cheyenne County, Nebraska, containing 16.02 acres, more or less, to be known as Ahlschwede 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: Ron Ahlschwede.

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

Commissioners Nan McMillen moved, and Ron Flohr seconded, "That the Cheyenne County Planning Commission recommend approval to the Cheyenne County Board of Commissioners, the request from Ron and Jane Ahlschwede for a subdivision and change in zoning regarding a parcel of land located in part of the W/2 of the NE/4 of Section 17, Township 15 North, Range 49 West of the 6<sup>th</sup> P.M., Cheyenne County, Nebraska, containing 16.02 acres, more or less, to be known as Ahlschwede 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: Pat Dorwart and Valerie Nienhueser.

Chairman Sydow announced that, "The Cheyenne County Planning Commission will now consider the application from Kenneth Disney, for a subdivision and change in zoning regarding a parcel of land located in part of the NW/4 of Section 35, Township 14 North, Range 47 West of the 6<sup>th</sup> P.M., Cheyenne County, Nebraska, containing 10.93 acres, more or less, to be known as Far South Side 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: Kenneth Disney.

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

Commissioners Walt Narjes moved, and Rex Admas seconded, "That the Cheyenne County Planning Commission recommend approval to the Cheyenne County Board of Commissioners, the request from Kenneth Disney for a subdivision and change in zoning regarding a parcel of land located in part of the NW/4 of Section 35, Township 14 North, Range 47 West of the 6<sup>th</sup> P.M., Cheyenne County, Nebraska, containing 10.93 acres, more or less, to be known as Far South Side 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: Pat Dorwart and Valerie Nienhueser.

Chairman Sydow announced that, "The Cheyenne County Planning Commission will now consider the request for a Floodplain/Floodway Development Permit from NDOT. The project will begin 0.6 miles West of the Kimball-Cheyenne County line at Mile Marker (MM) 35.17 and extends East to approximately 2.0 mile West of the grade

separation under L-17-C (MM) 46.80. The highway improvements on this project consist of concrete repairs and joint sealing the roadway and ramps.”

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 Walt Narjes moved, and Nan McMillen seconded, “That the Cheyenne County Planning Commission recommend approval to the Cheyenne County Board of Commissioners, the request for a Floodplain/Floodway Development Permit from NDOT. The project will begin 0.6 miles West of the Kimball-Cheyenne County line at Mile Marker (MM) 35.17 and extends East to approximately 2.0 mile West of the grade separation under L-17-C (MM) 46.80. The highway improvements on this project consist of concrete repairs and joint sealing the roadway and ramps.”

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

The meeting was adjourned at 3.18 P.M.

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C. Terman, Zoning Administrator