

CHEYENNE COUNTY PLANNING COMMISSION

May 28, 2024

A meeting of the Cheyenne County Planning Commission was convened at 3:00 P.M., on May 28, 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 May 16, 2024, for the public hearing to be held on May 28, 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, Ron Flohr, Valerie Nienhueser and Zoning Administrator Colleen Terman. Commissioners absent: Phil Narjes and Walt Narjes. Also present were: Trevor G. Morgan and Melissa K. Morgan.

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

The minutes of the April 29, 2024, meeting was reviewed and, with no further discussion, Commissioners Nan McMillen moved, and Rex Adams seconded, to approve the April 29, 2024, minutes as written. Chairman Sydow called the question by Voice vote. Ayes: All Commissioners present. Commissioners absent: Phil Narjes and Walt Narjes.

Chairman Sydow announced that, "The Cheyenne County Planning Commission will now consider the application from Trevor Morgan, for a subdivision on a tract of land situated in the NE/4 of Section 35, Township 17 North, Range 50 West of the 6th P.M., Cheyenne County, Nebraska, containing 8.0 acres more or less, to be known as Tract 1, Anderson 35 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: Trevor Morgan and Melissa Morgan.

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 Trevor Morgan, to subdivide a tract of land located in the NE/4 of Section 35, Township 17 North, Range 50 West of the 6th P.M., Cheyenne County, Nebraska, containing 8.0 acres more or less, to be known as Tract 1, Anderson 35 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: Phil Narjes and Walt Narjes.

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 3.10 P.M.

C. Terman, Zoning Administrator

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