

**CHEYENNE COUNTY PLANNING COMMISSION**

January 27, 2025

A meeting of the Cheyenne County Planning Commission was convened at 3:00 P.M., on January 27, 2025, 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 January 16, 2025, for the public hearing to be held on January 27, 2025. 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: Ron Flohr, excused. Also present was: Barbara Reimers.

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

The minutes of the September 30, 2024, meeting was reviewed and, with no further discussion, Commissioners Phil Narjes moved, and Rex Adams seconded, to approve the September 30, 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 Barbara Reimers, for a subdivision in a tract of land situated in the NW/4 of Section 2, Township 16 North, Range 50 West of the 6<sup>th</sup> P.M., Cheyenne County, Nebraska, containing 11.08 acres more or less, to be known as Tract 1, Bar Z Bar 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: Barbara Reimers.

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

Commissioners Val Nienhueser moved, and Nan McMillen seconded, "That the Cheyenne County Planning Commission recommend approval to the Cheyenne County Board of Commissioners, the request from Barbara Reimers, to subdivide a tract of land located in the NW/4 of Section 2, Township 16 North, Range 50 West of the 6<sup>th</sup> P.M., Cheyenne County, Nebraska, containing 11.08 acres, more or less, to be known as Tract 1, Bar Z Bar 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.

Greg Hatton was not able to attend the Planning meeting held on January 27, 2025. Chairman Sydow discussed with the Planning Commission the Sioux Meadows Park area.

The election of officers for calendar year 2025 was conducted. Commissioner Walt Narjes moved to retain the current slate of officers of Bill Sydow as Chairman, Nan McMillen as Vice-Chairperson, and nominated Valerie Nienhueser as Secretary for the calendar year 2025. Commissioner Nan McMillen seconded. Chairman Sydow called the question. Voice vote: Ayes: All Commissioners present. Commissioners absent: Ron Flohr.

With no further business on the agenda, Commissioners Walt Narjes moved and Val Nienhueser 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 3:12 P.M.

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C. Terman, Zoning Administrator