

**MINUTES OF MEETING OF
THE CITY OF VALENTINE PLANNING COMMISSION
June 6, 2022**

A meeting of the City of Valentine Planning Commission was held at the Valentine City Library Meeting Room, Valentine, Nebraska, on Monday, June 6, 2022.

Notice of the meeting was given in accordance with law.

Chairman Arganbright called the meeting to order at 7:00 P.M. and pointed out that a copy of the Open Meetings Act was posted on the North wall for anyone wishing to examine the document and directed the roll be called:

Present: Kurt Arganbright, Burnell Nieuwenhuis, Chad Gale, Jeremy Stec, and Zane Limbach.

Absent: Blaine Benson and Neil Muirhead.

Constituting a quorum of the Members of the City of Valentine Planning Commission.

Chairman Arganbright opened the public hearing at 7:07 P.M. for the purpose of hearing public comment regarding amending the Official Zoning Map as follows: From Trans Ag (TA) to Limited Industrial (I-1) a tract of land located within the following legal description:

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 33 NORTH, RANGE 28 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CHERRY COUNTY, NEBRASKA.

Public hearing was held. Dustin Hoefs was present and expressed opposition to the same and expressed concern that he did not receive notice in accordance with law.

Chairman Arganbright opened the public hearing at 7:10 P.M. for the purpose of hearing public comment regarding amending Chapter 18, Section 18.8 of the Valentine Zoning Ordinance to delete some provisions relating to accessory buildings, structures and garages.

Public hearing was held.

Kurt Arganbright closed the first public hearing at 7:29 P.M.

Kurt Arganbright closed the second public hearing at 7:32 P.M.

Kurt Arganbright read aloud the first agenda item: Review/Discussion/Action: Approve/ Deny preliminary subdivision plat of Lot 1 and Lot 2 Wurth Subdivision a replat of all of Lots 6, 7, 8 and 9 and part of Lots 22 and 23 and all of Lot 24A, Evergreen Addition to the City of Valentine NE.

Discussion was had.

Chad Gale moved to recommend approval thereof.

Jeremy Stec seconded the motion.

Roll Call Vote:

Aye votes: Burnell Nieuwenhuis, Chad Gale, Zane Limbach, Jeremy Stec and Kurt Arganbright.

No votes: None.

The motion carried.

Kurt Arganbright read aloud the second agenda item: Review/ Discussion/ Action: Ordinance No. 2022-2263M AN ORDINANCE OF THE CITY OF VALENTINE, NEBRASKA, AMENDING THE OFFICIAL ZONING MAP OF VALENTINE, NEBRASKA, AS ADOPTED BY ORDINANCE NO. 2016-2196M, OF THE VALENTINE ZONING ORDINANCE OF THE CITY OF VALENTINE, NEBRASKA, BY REZONING THE FOLLOWING TRACCT OF LAND: PART OF THE S1/2, SECTION 1, TOWNSHIP 33 NORTH, RANGE 28 WEST OF THE 6TH P.M., CHERRY COUNTY, NEBRASKA; CHANGING THE ZONED AREA FROM TRANSITIONAL AGRICULTURAL (TA) TO LIMITED INDUSTRIAL (I-1) PROVIDING FOR THE REPEAL OF ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT WITH THIS ORDINANCE; PROVIDING FOR PUBLICATION OF THIS ORDINANCE; AND PROVIDING WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND TAKE EFFECT.

Discussion was had.

Kurt Arganbright moved to recommend approval of Ordinance No. 2022-2263M with tract number 160665005 as identified by the Cherry County Assessor and more particularly described as Section 1, Township 33 North, Range 28 West of the 6th P.M., DLK Tract 1, Part of the S1/2, West of HWY 97, containing 6.01 acres more or less, and owned by DLK Materials, LLC removed from Ordinance No. 2022-2263M.

Chad Gale seconded the motion.

Roll Call Vote:

Aye votes: Burnell Nieuwenhuis, Chad Gale, Zane Limbach, Jeremy Stec and Kurt Arganbright.

No votes: None.

Motion Carried.

Kurt Arganbright read aloud the third agenda item: Review/Discussion/Action: Ordinance No. 2022-2264M AN ORDINANCE OF THE CITY OF VALENTINE, NEBRASKA AMENDING CHAPTER 18, SECTION 18.8 OF THE VALENTINE ZONING ORDINANCE OF THE MUNICIPAL CODE OF THE CITY OF VALENTINE, NEBRASKA, ORDINANCE NO. 2016-2200M, BY AMENDING 18.8 TO DELETE SOME PROVISIONS RELATING TO ACCESSORY BUILDINGS, STRUCTURES, GARAGES; PROVIDING FOR THE REPEAL OF ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT WITH THIS ORDINANCE; PROVIDING FOR PUBLICATION OF THIS; AND PROVIDING WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND TAKE EFFECT.

Discussion was had.

Zane Limbach moved to recommend approval with the change in 18.8 (c) which shall remain at thirty-five (35) percent and NOT fifty (50) percent.

Burnell Nieuwenhuis seconded the motion.

Roll Call Vote:

Aye votes: Burnell Nieuwenhuis, Chad Gale, Zane Limbach, Jeremy Stec and Kurt Arganbright.

No votes: None.

Motion Carried.

Kurt Arganbright read aloud the fourth agenda item Review/discussion/action: Reappoint Blaine Benson and Kurt Arganbright to the Planning Commission.

Discussion was had.

Chad Gale moved to recommend reappointing Kurt Arganbright to the City of Valentine Planning Commission and Blaine Benson if Blaine Benson wants to continue to serve on the board.

Burnell Nieuwenhuis seconded the motion.

Roll Call Vote:

Aye votes: Burnell Nieuwenhuis, Chad Gale, Zane Limbach, and Jeremy Stec.

No votes: None.

Kurt Arganbright abstained from the vote.

Motion carried.

Chairman Arganbright adjourned the meeting at 8:00 P.M.