

**MINUTES OF MEETING OF  
THE CITY OF VALENTINE PLANNING COMMISSION  
August 2, 2021**

A meeting of the City of Valentine Planning Commission was held at the Valentine City Library Meeting Room, Valentine, Nebraska, on Monday, August 2, 2021.

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: Chad Gale, Kurt Arganbright, Burnell Nieuwenhuis and Jeremy Stec and Neil Muirhead.

Absent: Blaine Benson.

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

Chairman Arganbright opened the public hearing at 7:00 P.M. for the purpose of hearing public comment regarding considering reducing the rear setback requirement in the Light Industrial District alongside of a lot abutting a "TA" or "R" District from twenty-five (25) feet.

Public hearing was held.

Chairman Arganbright closed the public hearing at 7:06 P.M.

Chairman Arganbright read aloud the first agenda item: Review/Discussion/Action: Recommendation to approve or deny Ordinance No. 2021-2253M, AN ORDINANCE OF THE CITY OF VALENTINE, NEBRASKA AMENDING ARTICLE 12, SECTION 12.2 OF THE VALENTINE ZONING ORDINANCE OF THE MUNICIPAL CODE OF THE CITY OF VALENTINE, NEBRASKA, ORDINANCE NO. 2016-2200M, BY AMENDING SECTION 12.2 TO CHANGE THE REAR SET BACK FOR LOTS ABUTTING A "TA" OR "R" DISTRICT; TO PROVIDE FOR THE REPEAL OF ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT WITH THIS ORDINANCE; TO PROVIDE FOR PUBLICATION OF THIS; AND TO PROVIDE WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND TAKE EFFECT.

Discussion was had.

Kurt Arganbright moved to recommend approval of ORDINANCE NO. 2021-2253M to take effect as soon as possible.

Jeremy Stec seconded the motion.

Roll Call Vote:

Aye votes: Jeremy Stec, Kurt Arganbright, Burnell Nieuwenhuis, Neil Muirhead, and Chad Gale.

No votes: None.

The motion passed.

Chairman Arganbright read aloud the second agenda item: REVIEW/ DISCUSSION/ ACTION: Approve/Deny subdivision plat of Lot 1, Lot 2, and Lot 3, Block 1, BELF West Subdivision in part of SW1/4 of Section 36, T34N, R27W of the 6<sup>th</sup> P.M., Cherry County, Nebraska.

Discussion was had.

Neil Muirhead moved to deny the subdivision plat because utilities shall be provided by the developer and that was not going to happen.

Chad Gale seconded the motion.

Roll Call Vote:

Aye votes: Neil Muirhead, Jeremy Stec, Burnell Nieuwenhuis, Chad Gale.

Abstain: Kurt Arganbright

No Votes: None.

Motion to deny carried.

Chairman Arganbright read aloud the third agenda item: proposed planning commission bylaws.

Discussion was had.

Kurt Arganbright moved to approve the by-laws as amended, with the following additional modifications: Article IV, Section 2, that the number of votes necessary to transact business shall be a majority of the quorum present at any meeting.

Roll Call Vote

Aye votes: Neil Muirhead, Jeremy Stec, Burnell Nieuwenhuis, Chad Gale and Kurt Arganbright.

No Votes: None.

Motion carried.

Chairman Arganbright adjourned the meeting at 7:55 P.M.