

**MINUTES OF MEETING OF
THE CITY OF VALENTINE PLANNING COMMISSION
November 1, 2021**

A meeting of the City of Valentine Planning Commission was held at the Valentine City Library Meeting Room, Valentine, Nebraska, on Monday, November 1, 2021.

Notice of the meeting was given in accordance with law.

Chairman Arganbright called the meeting to order at 7:06 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,, Jeremy Stec, Blaine Benson and Zane Limbach.

Absent: 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 considering rezoning the following:

From Residential (R-3) to Highway Commercial (C-1) the following:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 Block 1, Borman's Fourth Addition to the City of Valentine, Nebraska; and

Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9 Block 2, Borman's Fourth Addition to the City of Valentine, Nebraska; and

Tract 2 Borman's Fourth Addition to the City of Valentine, Nebraska; and

Tract 3 Borman's Fourth Addition to the City of Valentine, Nebraska; and

Tract 4 Borman's Fourth Addition to the City of Valentine, Nebraska; and

Lot 3 Replat of Lot 2 and Lot 3 Borman's Third Addition to the City of Valentine, Nebraska (FKA 4.118 Acres located in part of the Northeast quarter of Section 6, Township 33, North, Range 27 West of the 6th P.M., Cherry County, Nebraska).

Chairman Arganbright recused himself from the board during the period of public comment.

Public hearing was held.

Jeremy Stec closed the public hearing at 7:12 P.M.

Jeremy Stec read aloud the first agenda item: Review/Discussion/Action: Recommendation to approve or deny Ordinance No. 2021-2257M, 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 TRACT OF LAND: LOT 3, BORMAN'S THIRD ADDITION TO THE CITY OF VALENTINE, CHERRY COUNTY, NEBRASKA; TRACTS 2, 3 AND 4, BORMAN'S FOURTH ADDITION TO THE CITY OF VALENTINE, CHERRY COUNTY, NEBRASKA; FUTURE ACCESS STRIP BETWEEN TRACTS 1 AND 2, BORMAN'S FOURTH ADDITION TO THE CITY OF VALENTINE, CHERRY COUNTY, NEBRASKA; LOTS 1-10, BLOCK 1, BORMAN'S FOURTH ADDITION TO THE CITY OF VALENTINE, CHERRY COUNTY, NEBRASKA; LOTS 1-9, BLOCK 2, BORMAN'S FOURTH ADDITION TO THE CITY OF VALENTINE, CHERRY COUNTY, NEBRASKA CHANGING THE ZONED AREA FROM RESIDENTIAL (R-3) TO HIGHWAY COMMERCIAL (C-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.

Jeremy stec moved to recommend approval of ORDINANCE NO. 2021-2257M to take effect as soon as possible.

Zane Limbach seconded the motion.

Roll Call Vote:

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

No votes: None.

Abstain: Kurt Arganbright.

The motion passed.

Chairman Arganbright read aloud the second agenda item: REVIEW/ DISCUSSION/ ACTION: Subdivision replat of survey of Lot 1, Spring Creek Addition in Sections 21 and 28, and Lot 3, 4, and 5, Spring Creek Addition in Section 21, T34N, R27W of the 6th P.M., Cherry County, Nebraska.

Discussion was had.

Kurt Arganbright moved to recommend approval of the subdivision replat.

Jeremy Stec seconded the motion.

Roll Call Vote:

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

No Votes: None.

Motion to deny carried.

Chairman Arganbright adjourned the meeting at 7:34 P.M.