

MINUTES OF THE MEETING OF THE NORTH PLATTE PLANNING COMMISSION HELD ON THE 28<sup>th</sup> DAY OF APRIL 2020 IN THE CITY HALL COUNCIL CHAMBERS AND CONFERENCE ROOM.

MEMBERS PRESENT: Greg Wilke, Brent Barker, Jim Bain, Pat Smith, Don Weber, Travis Herdt, Lee Davies  
MEMBERS PRESENT VIA ZOOM: Bonnie Kruse, Marilyn McGahan

MEMBERS ABSENT:

STAFF MEMBERS PRESENT: Judy Clark, Planning Administrator; Michelle Bain, Recording Secretary

Notice of the meeting was given in advance thereof, by posting in at least three places in the City as follows: North Platte Public Library, Lincoln County Courthouse, and City Hall offices.

Notice of the meeting was given to the Chairman and all members of the Planning Commission. Availability of the agenda was communicated in the advance notice and in the notice to the Chairman and members of the Commission.

All proceedings thereafter shown were taken while the convened meeting was open to the attendance of the public.

Chair Wilke called the meeting to order at 5:30 p.m. and stated a current copy of the open meetings act of Nebraska is posted at the back of the Council Chambers and in the conference room.

2. Bain moved and Herdt seconded the motion to approve the minutes of the meeting held February 25, 2020. Roll call vote: "Aye": McGahan, Smith, Weber, Bain, Wilke, Barker, Herdt, Kruse, Davies. "Nay": None. Absent: None. Motion carried.
3. Public Hearing File No. CU20-002 discuss and consider action on an application by Mark and Pam Pope for a conditional use permit to allow a mother-in-law's quarters on property located at 2102 Rodeo Ave. in an R-4 Dwelling District on property described at Lot 4, Block 2 Lawyers Subdivision North Platte, Lincoln County, Nebraska.

Chair Wilke opened the public hearing.

Judy stated that the applicant generally states that they are proposing to construct an addition to an existing building to create a mother-in-laws quarters. The mother-in-laws quarters is intended to put them near their children who will be taking care of the property and aid in their care in the future. The area is residential and the new addition should not have an impact on the neighboring properties. Dave Hahn, Building Inspector, states that the addition will need to meet current setback regulations and will require a building permit. He also asks, will the mother-in-laws quarters have separate water, sewer and electric or will utilities be extended from the main residential dwelling? Planning Staff has no objections to the conditional use permit if all elements of the application are complied with.

Bain moved and Weber seconded the motion to close the public hearing. Roll call vote: "Aye": McGahan, Smith, Weber, Bain, Wilke, Barker, Herdt, Kruse, Davies. "Nay": None. Absent: None. Motion carried.

Weber moved and Bain seconded the motion to find the request for a conditional use permit to allow a mother-in-laws quarters to be located at 2102 Rodeo Avenue meets the minimum standards stated in The North Platte Code of Ordinances Section 156-322 and approve and grant the conditional use permit requested with the conditions that all elements of the application are complied with based on the following factual findings:

1. The use shall conform to all applicable ordinances, laws and regulations of any governmental jurisdiction.
2. The use shall have adequate water, sewer, and drainage facilities.
3. Ingress and egress shall be so designated as to minimize traffic congestion in the public streets.
4. The use shall in all other respects conform to the applicable regulations of the district in which it is located
5. The use shall be in harmony with the character of the area and the most appropriate use of the land

Roll call vote: "Aye": McGahan, Smith, Weber, Bain, Wilke, Barker, Herdt, Kruse, Davies. "Nay": None. Absent: None. Motion carried.

4. Discussion of Zoning Code Update, Land Use Amendment and Annexation.

Judy stated there have been no changes to the Land Use Amendment and Annexation plan since the last meeting. She asked the Planning Commission if they want to move forward with the public hearing in either in May or June. This will put in place the documents that are needed in case the administration wants to look at annexing some properties. Annexations are not allowed during a presidential election year so no properties can be annexed until January. Annexing a lot of people throws off the census tracks. This plan would be adopted as a whole (all at one time). The City could annex all of Phase 1 or could annex it in pieces. She advised it might be better to do in pieces because if one landowner fights the annexation it would only affect that one area.

Smith questioned the public's ability to protest annexation.

Judy stated that having an annexation plan in place supports the city's decision in annexing property. Property owners have the ability to protest in a public hearing at both at the Planning Commission and City Council level.

McGahan asked if there are places outside city limits where city provides water and sewer but are not part of the city and if the city is required to annex those properties.

Judy stated there are several areas outside city limits with a number of properties hooked up to city water and sewer. The plan states that the city should annex those properties but doesn't force the city to do it. She will provide maps of those areas at the next meeting.

Planning Commission agreed to hold the public hearing in June if more people are allowed to be present at the meeting. This would allow more public participation.

There was some discussion on the zoning rewrite.

5. Old Business. There was no old business to discuss.
6. New Business. There was no new business to discuss.
7. Adjourn. Chair Wilke adjourned the meeting at 6:03 p.m.

Respectfully Submitted,

Michelle Bain  
Recording Secretary