

MINUTES OF THE MEETING OF THE NORTH PLATTE PLANNING COMMISSION HELD ON THE 23rd DAY OF JUNE 2020 IN THE CITY HALL COUNCIL CHAMBERS.

MEMBERS PRESENT: Greg Wilke, Bonnie Kruse, Brent Barker, Pat Smith, Don Weber, Travis Herdt, Marilyn McGahan

MEMBERS ABSENT: Jim Bain, Lee Davies (arrived at 5:31 p.m.)

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. Kruse moved and Smith seconded the motion to approve the minutes of the meeting held May 26, 2020. Roll call vote: "Aye": McGahan, Smith, Weber, Wilke, Barker, Herdt, Kruse. "Nay": None. Absent: Bain, Davies. Motion carried.

Davies arrived at 5:31 p.m.

3. File No. SU20-007 Discuss and consider action on an application by Ken and Linda Hosmer for Hosmer First Replat located at 614 N Madison Avenue and 1503 W 6th Street in an R-2 Dwelling District.

Judy stated that the property currently is the site to two single-family dwelling units. The applicants are requesting to split the property so each dwelling is on its own separate lot. In order to subdivide the property a number of variances had to be approved and were approved at the Board of Adjustment meeting at 8:30 a.m. on Tuesday, June 23, 2020. Those variances to the sections of the North Platte Code of Ordinances are as follows: Section 156.104 Setback, Area and Height Regulations (A)(1)(a) Front yard, Section 156.104 (A)(2)(b) and (c) Side yard, Section 156.104 (A)(3) Rear yard, and Section 156.104 (B)(1) Minimum lot area and depth Single-family dwellings. The lot has access to city water, sewer and an improved city maintained street. LeRoy Kramer, Municipal Light and Water, states that 1503 W 6th will require an easement for sanitary sewer to 614 N Madison. Additionally, 614 N Madison will need a water service on its own property. Boyd Geisler, Municipal Light and Water, states a 10' utility easement is needed for overhead power lines. The easements are on the revised plats. Planning staff has no objections to the subdivision since the variances were granted and easements are shown on the subdivision plat map.

McGahan Moved and Weber seconded the motion to approve File No. SU20-007 Hosmer First Replat. Roll call vote: "Aye": McGahan, Smith, Weber, Wilke, Barker, Herdt, Kruse, Davies. "Nay": None. Absent: Bain. Motion carried.

4. Public Hearing File No. AM20-002 discuss and consider action on an application by Sharon Bourne for an amendment to the North Platte Nebraska Comprehensive Plan 2011 Future Land Use Map to amend certain lands from Quasi-Public to Business Transitional on property described as a tract of land in the Southeast Quarter of Section 16, Township 13 North, Range 30 West of the 6th P.M., Lincoln County, Nebraska.

Chair Wilke opened the public hearing on item nos. 4 and 5 on the agenda.

Judy stated that Items #4, #5 and #6 the agenda involve the same property. The items may be discussed together but must be acted on separately. If item #4 is not approved items #5 and #6 cannot be acted on.

Judy further explained that in order to rezone a property it is the duty of the planning commission to ensure that the rezoning is in conformance with the current comprehensive plan. A comprehensive plan may be amended as the planning commission deems appropriate; therefore, prior to approving the rezoning of this property, the City of North Platte's Comprehensive Plan must be amended to ensure conformity of the rezoning. Planning Staff feels the amendment may be appropriate for future development in this area. Over the past several years the property has been considered for both residential and commercial projects. At this time, the applicant is requesting to rezone a portion of the property to residential and is anticipating possible future residential, commercial or mixed-use development in the area. This property has been undeveloped for an extended amount of time and is a good location for mixed-use development, opening opportunities for new housing and new commercial projects in the community. Business transitional allows for future business or residential development.

Regarding the rezoning, Judy stated that the applicant states that the home was partially constructed by a previous owner and has sat vacant for a number of years. After purchasing the property on a tax sale, the home was rehabilitated and construction finished, increasing the assessed value of the property. The applicant has someone interested in purchasing the home on a smaller, residential type property which requires rezoning and a subdivision. Traffic increase in the area should be minimal and no new immediate construction is anticipated. Planning Staff has no objection to the rezoning if the comprehensive plan is amended. The area in question has a mix of agricultural, commercial and industrial development. Rezoning this property to an R-3 Dwelling District allows for single family residential development and an amendment of the comprehensive plan to Business Transitional will allow for continued mixed-use development in the area which will be a benefit to future development in this location. Possible future multifamily residential and commercial development seem likely in the area.

Regarding the subdivision, Judy explained that the property is current located in an A-1 Agricultural District on property described as a tract of land in the Southeast Quarter of Section 16, Township 13 North, Range 30 West of the 6th P.M., Lincoln County, Nebraska. The subdivision will split off a 200' x 200' lot with an existing single family dwelling from the remaining property. The lot has access to city water, sewer and an improved city maintained street. Planning staff has no objections to the subdivision if the amendment and the rezoning are approved.

Mark Woods, 902 N. Emory, was present and questioned the location of the area they want to separate. He was shown the location. He has no objection.

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

McGahan moved and Herdt seconded the motion to approve File No. AM20-002 amendment to the North Platte Nebraska Comprehensive Plan 2011 Future Land Use Map to amend certain lands from Quasi-Public to Business Transitional on property described as a tract of land in the Southeast Quarter of Section 16, Township 13 North, Range 30 West of the 6th P.M., Lincoln County, Nebraska. Roll call vote: "Aye": McGahan, Smith, Weber, Wilke, Barker, Herdt, Kruse, Davies. "Nay": None. Absent: Bain. Motion carried.

5. Public Hearing File No. Z20-002 Discuss and consider action on an application by Sharon Bourne to rezone certain land from an A-1 Transitional Agricultural District to an R-3 Dwelling District located at 4114 Victoria Lane on property described as a tract of land in the Southeast Quarter of Section 16, Township 13 North, Range 30 West of the 6th P.M., Lincoln County, Nebraska.

The public hearing for File No. Z20-002 was discussed held with Item No. 5 (File No. AM20-002) above.

Herdt moved and Smith seconded the motion to approve File No. Z20-002 to rezone certain land from an A-1 Transitional Agricultural District to an R-3 Dwelling District located at 4114 Victoria Lane on property described as a tract of land in the Southeast Quarter of Section 16, Township 13 North, Range 30 West of the 6th P.M., Lincoln County, Nebraska. Roll call vote: "Aye": McGahan, Smith, Weber, Wilke, Barker, Herdt, Kruse, Davies. "Nay": None. Absent: Bain. Motion carried.

6. File No. SU20-008 Discuss and consider action on an application by Sharon Bourne for Ponderosa First Subdivision located at 4114 Victoria Lane on property described as a tract of land in the Southeast Quarter of Section 16, Township 13 North, Range 30 West of the 6th P.M., Lincoln County, Nebraska.

File No. SU20-008 was discussed with Item No. 4 (File No. AM20-002) above.

Smith moved and Barker seconded the motion to approve File No. SU20-008 Ponderosa First Subdivision. Roll call vote: "Aye": McGahan, Smith, Weber, Wilke, Barker, Herdt, Kruse, Davies. "Nay": None. Absent: Bain. Motion carried.

7. Old Business. There was no old business to discuss.
8. New Business. There was no new business to discuss.
9. Adjourn. Chair Wilke adjourned the meeting at 5:44 p.m.

Respectfully Submitted,

Michelle Bain
Recording Secretary