

MINUTES OF THE MEETING OF THE NORTH PLATTE PLANNING COMMISSION HELD ON THE 22nd DAY OF SEPTEMBER 2020 IN THE CITY HALL COUNCIL CHAMBERS.

MEMBERS PRESENT: Bonnie Kruse, Don Weber, Travis Herdt, Marilyn McGahan, Jim Bain, Lee Davies, Tristen Winder, Nelson Jett

MEMBERS ABSENT: Brent Barker

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 McGahan 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.

2. Herdt moved and Bain seconded the motion to approve the minutes of the meeting held August 25, 2020. Roll call vote: "Aye": Davies, Winder, McGahan, Bain, Weber, Jett, Kruse, Herdt. "Nay": None. Absent: Barker. Motion carried.
3. Public Hearing File No. CU20-005 Discuss and consider action on an application by Rookstool Concrete, LLC for a conditional use permit to allow a contractor's office with storage and mini-warehouse in a B-2 Highway Commercial District located at 3302 So. Willow Street on property described as Lot 1 Rookstool Administrative Subdivision, North Platte, Nebraska.

Chair McGahan opened the public hearing.

Judy stated that the applicants state that they purchased the property on the corner of Walker Road and South Willow Street a few months ago and have received positive feedback from the community because they have cleaned the property up. The property is vacant and the applicants are proposing to build a shop and office for their business, Rookstool Concrete, and to construct two additional buildings for boat and RV storage. There may be a slight increase in traffic; Rookstool Concrete has approximately 10 employees. The area to the north and west of the proposed site is residential with businesses located to the east. The applicants feel that a new office space and storage units will be a nice professional addition to the community. Planning Staff has no objections to the conditional use permit; however, the applicant will be required to submit a site plan and building plans drawn by a professional architect or engineer as part of the commercial building permitting process to ensure compliance with current regulations regarding setbacks, ingress/egress. Also Section 156.298 regulating mini-warehouses requires landscaping and fencing that will need to be included on the site plan as part of the permitting process.

Mark Woods, 902 N. Emory, was present and stated Mr. Rookstool does a good job and he would like to see him do well.

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

Davies asked about the setbacks would be since this could be a busy intersection.

Judy explained what the setbacks would be on each side.

Bain stated this seems like a logical location for this situation.

Davies moved and Kruse seconded the motion to find the request for a conditional use permit to allow a contractor's office with storage and mini-warehouse located at 3302 So Willow Street 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 condition 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": Davies, Winder, McGahan, Bain, Weber, Jett, Kruse, Herdt. "Nay": None. Absent: Barker. Motion carried.

4. Public Hearing File No. AM20-006 Discuss and consider action on an amendment to the City of North Platte Nebraska Code of Ordinances Chapter 150 Building Regulations Section 150.094 and Chapter 156 Zoning Section 156.083 relating to footing and accessory uses.

Chair McGahan opened the public hearing.

Judy stated that this was discussed on August 25, 2020 relating to footings and foundations. Dave Hahn, Building Inspector, is in attendance if there are any specific questions regarding the proposed amendments. Planning Staff has no objections to the proposed amendments.

Weber asked what inorganic silt is.

Dave Hahn, 8845 S. Highlands Dr., Building Inspector, City of North Platte, explained that inorganic silt would turn to mush when water is added.

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

Herdt moved and Jett seconded the motion to approve an amendment to the City of North Platte Nebraska Code of Ordinances Chapter 150 Building Regulations Section 150.094 and Chapter 156 Zoning Section 156.083 relating to footings and accessory uses. Roll call vote: "Aye": Davies, Winder, McGahan, Bain, Weber, Jett, Kruse, Herdt. "Nay": None. Absent: Barker. Motion carried.

5. Discuss amendment to North Platte Nebraska Comprehensive Plan 2011 Chapter 10 Land Use and Development and Chapter 11 Annexation.

Judy discussed the proposed changes. The document will be presented as a public hearing at the next Planning Commission meeting.

6. Old Business.

Chair McGahan asked about lighting for businesses building in residential areas and if the regulations state how bright the lights can be. She would like to know what other cities do.

Judy stated they are referred to as lumens and how the lighting should go down and not out. The city has some regulations.

Gary Person, North Platte Chamber & Development Corporation, was present and mentioned the Dark Sky Initiative. There has to be new standard like no strobe effect etc. in residential areas.

7. New Business.

Judy invited the Planning Commission to attend the NPZA Fall Workshop Zoom meeting on October 2.

8. Adjourn. Chair McGahan adjourned the meeting at 5:59 p.m.

Respectfully Submitted,

Michelle Bain
Recording Secretary