

MINUTES OF THE MEETING OF THE NORTH PLATTE PLANNING COMMISSION HELD ON THE 24th DAY OF NOVEMBER 2020 IN THE CITY HALL COUNCIL CHAMBERS.

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

MEMBERS ABSENT: Brent Barker, Bonnie Kruse, Lee Davies

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 Weber seconded the motion to approve the minutes of the meeting held October 27, 2020. Roll call vote: "Aye": Winder, Bain, Jett, Weber, McGahan, Herdt. "Nay": None. Absent: Barker, Davies, Kruse. Motion carried.
3. File No. SU20-025 Discuss and consider action on an application by Lord Elite Group, LLC for Peniston First Replat located at 309 East E Street in an R-3 District on property described as lot 8, Block 14 Peniston's Addition to North Platte, Lincoln County, Nebraska.

Judy stated that the subdivision application has been filed in conjunction with an application for variances to setbacks that were heard at the November 24, 2020 Board of Adjustment Meeting, 8:30 a.m. The variances were approved so Planning Commission may consider approving the subdivision. The subdivision is proposing to separate one lot into two lots in an R-3 Dwelling District. City utilities are available to service both lots. Planning Staff has no objection to the subdivision since the variances requested have been approved by the City Board of Adjustment.

Bain moved and Winder seconded the motion to approve File No. SU20-025 Peniston First Replat. Roll call vote: "Aye": Winder, Bain, Jett, Weber, McGahan, Herdt. "Nay": None. Absent: Barker, Davies, Kruse. Motion carried.

4. Public Hearing File No. CU20-006 Discuss and consider action on an application by James Hassett for a conditional use permit to allow living quarters situated in an office building in a B-2 Highway Commercial District located at 221 W 11th Street on property described as Lot 5, Block 22 Original Town of North Platte, Lincoln County, Nebraska.

Chair McGahan opened the public hearing.

Judy stated that the applicant would like to be able to use his property as both a commercial and residential site. He is proposing to use the property for his rental business office and storage with living quarters. The living quarters and office building would be in the current residential structure. Planning Staff has no objections to the conditional use permit.

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

Judy mentioned a letter from Marilyn Slater, 1020 N. Sycamore, which states that the home is in very bad condition and dangerous. In the application, the applicant mentions he is wanting to rehabilitate the home.

Bain moved and Herdt seconded the motion to find the request for a conditional use permit to allow living quarters situated in an office building located at 221 W 11th 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": Winder, Bain, Jett, Weber, McGahan, Herdt. "Nay": None. Absent: Barker, Davies, Kruse. Motion carried.

5. Discussion regarding possible amendment to City of North Platte Code of Ordinances Section 156.353 Design, Materials and Installation standards for landscaping as it pertains to depth of landscaping.

Judy explained that there are some special circumstances when landscaping is simply not feasible, for example along Front Street where the industrial buildings are, they are required to have a 10' buffer and it takes up a lot of the property. In those areas they want a lot of sidewalk space to pull trucks in from the street and landscaping is not feasible. This wouldn't happen a lot, just certain circumstances. Using the proposed language will give staff the ability to make decisions that make sense in unique situations. Requiring collaboration with Planning, Engineering and Administration will take the burden off an individual and allow the three departments to make a collective, well thought out decision regarding the amount of landscape requirements under certain circumstances that will not be a detriment to the area or the developer. Landscaping isn't always well taken care of when they are warehousing instead of a store front.

Matt Kibbon, City Administrator, was present. He stated what the city is asking for is for staff to use their best judgment when the landscaping requirement makes sense. Recently there was a 10 x 15 area on Front Street that had river rock in the corner inundated with weeds and they wanted to pour concrete. It made perfect sense but would have been in violation of the ordinance. This would give staff the latitude to assist business owners in the city of North Platte.

Planning Commission consensus was that this would be a good idea.

Judy will continue with the process of ordinance change.

6. Old Business. There was no old business to be discussed.
7. New Business. There was no new business to be discussed.
8. Adjourn. Chair McGahan adjourned the meeting at 5:46 p.m.

Respectfully Submitted,

Michelle Bain
Recording Secretary