

MINUTES OF THE MEETING OF THE NORTH PLATTE PLANNING COMMISSION HELD ON THE 26th DAY OF JANUARY 2021 IN THE CITY HALL COUNCIL CHAMBERS.

MEMBERS PRESENT: Don Weber, Lee Davies, Travis Herdt, Marilyn McGahan, David Fudge, Tristen Winder, Nelson Jett

MEMBERS ABSENT: Bonnie Kruse

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. Fudge moved and Winder seconded the motion to approve the minutes of the meeting held December 22, 2020. Roll call vote: "Aye": Winder, Jett, Fudge, Davies, Weber, McGahan, Herdt. "Nay": None. Absent: Kruse. Motion carried.
3. Public Hearing File No. AM21-001 Discuss and consider action on an application by the City of North Platte, owner, and KSAP, Inc., purchaser, for an amendment to the North Platte Comprehensive Plan 2011 Future Land Use Map to amend certain lands from Parks and Recreation to Commercial located at 2420 West Walker Road on property described as part of Lot 1, Doctor's Subdivision and part of the NW ¼ of Section 17, Township 13 North, Range 30 West of the 6th P.M., North Platte, Lincoln County, Nebraska.

Chair McGahan opened the public hearing and stated Items #3, and #4 on the agenda involve the same property. The items may be discussed together but must be acted on separately. If item #3 is not approved item #4 cannot be acted on.

Judy stated 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. The request for the amendment has been submitted in conjunction with a rezoning. The applicants are requesting the amendment to allow a change in zoning. Planning Staff has no objections to the proposed amendment. Buffalo Bill Avenue is a main thoroughfare connecting all of North Platte to suburban residential neighborhoods and recreational areas to the south. Traffic on Buffalo Bill Avenue continues to increase and is anticipated to remain at high volume for the foreseeable future. Buffalo Bill Avenue provides easy access to warehouse, office and commercial uses and is a good location for commercial or low intensity industrial type development. The entire area is being rezoned and a piece in the north part of it that will possibly be sold. The requested zone change will allow for future commercial development of a portion of the property located on the southeast corner of the intersection of South Buffalo Bill Avenue and West Walker Road. Planning Staff has no objections to the rezoning if the amendment to the land use map is approved.

Davies asked about access to the area.

Judy explained that Engineering is suggesting a shared access between proposed commercial and park ground access. There is a note that states access may be possible from Buffalo Bill but will depend on Engineering approval.

Rob Stefka, Commercial Investment Services, was present to represent the application. He stated Mr. O'Neill

and his son (applicants) are also in the audience. They are considering purchasing the 188' x 377' sq. ft. area and access off of Walker Road. They plan to build a full service convenience store for fuel and other necessities. There are deceleration lanes and turn lanes on Buffalo. City services are there except for sewer so the client will be installing a septic tank system. They will hook to city water. They feel this will service Indian Hills and the Lake and other school systems in that area.

Michael Cook, 1906 W. Eugene, was present. He stated he is not opposed to the development of that area but the city acquired this property on a trade back in 1980 or 1981 for property on Leota and the South Platte river. This area was dedicated to become a park in lieu of the park that would have been built in the other area. This could be a park for additional tennis courts, horseshoes, picnic area, etc. The city stands to lose money selling the property at less than the assessed value on Leota. This is a benefit to the businesses outside the city. This will generate some lighting issues, traffic issues and various issues for the residents of the area.

Judy stated this long, narrow, skinny piece is not in the park agreement. That area is the replat to the east. This piece, to her knowledge, can be sold or developed for something other than a park. As far as taxes, if the city annexes the area into the city, it will have the tax benefit.

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

Fudge questioned if parks and rec to commercial is a broad jump.

Judy stated it is a pretty big jump but there is commercial to the north. That area is intensive as far as travel across there and is probably not an ideal location for residential. The City is working on some lighting regulations so that will help with some of those things.

Weber moved and Jett seconded the motion to approve File No. AM21-001 an amendment to North Platte Comprehensive Plan 2011 Future Land Use Map to amend certain lands from Parks and Recreation to Commercial located at 2420 West Walker Road. Roll call vote: "Aye": Winder, Jett, Fudge, Davies, Weber, McGahan, Herdt. "Nay": None. Absent: Kruse. Motion carried.

4. Public Hearing File No. Z21-001 Discuss and consider action on an application by the City of North Platte, owner, and KSAP, Inc., purchaser, to rezone certain lands from an A-1 Transitional Agricultural District to a B-2 Highway Commercial District located at 2420 West Walker Road on property described as part of Lot 1, Doctor's Subdivision and part of the NW ¼ of Section 17, Township 13 North, Range 30 West of the 6th P.M., North Platte, Lincoln County, Nebraska.

The public hearing for Item No. 4 was held and discussed with Item No. 3 above.

Fudge moved and Winder seconded the motion to approve File No. Z21-001 to rezone certain lands from an A-1 Transitional Agricultural to a B-2 Highway Commercial District located at 2420 W Walker Road. Roll call vote: "Aye": Winder, Jett, Fudge, Davies, Weber, McGahan, Herdt. "Nay": None. Absent: Kruse. Motion carried.

5. Public Hearing File No. AM21-002 Discuss and consider action on an amendment to the City of North Platte Code of Ordinances amending Chapter 156 Zoning Section 156.353 relating to design, materials and installation standards for landscaping.

Chair McGahan opened the public hearing.

Judy stated that proposed Ordinance No. 4053 would amend the City of North Platte Code of Ordinances Chapter 156 Zoning Section 156.353 relating to design, materials and installation standards for landscaping. There are some special circumstances when landscaping is simply not feasible, using the proposed language will give staff the ability to make decisions that make sense in unique situations such as industrial areas where it is not feasible to have landscaping because of truck traffic, or in the case of a small lot. 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. Planning Staff has no objections to the proposed amendments.

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

Herdt moved and Jett seconded the motion to approve an amendment to the City of North Platte Code of Ordinances Chapter 156 Zoning Section 156.353 relating to design, materials and installation standards for landscaping. Roll call vote: "Aye": Winder, Jett, Fudge, Davies, Weber, McGahan, Herdt. "Nay": None. Absent: Kruse. Motion carried.

6. Discuss possible amendment to City of North Platte Code of Ordinances regarding lighting as it pertains to new development.

Judy explained the city is working on some additional regulations. The City Engineer has asked for input from some architects, etc. so this is not ready to be discussed yet.

7. Election of Officers.

Fudge nominated McGahan as Chairman, Weber 2nd the nomination. Roll call vote: "Aye": Winder, Jett, Fudge, Davies, Weber, Herdt. "Nay": None. "Abstain": McGahan. Absent: Kruse. Motion carried..

Winder nominated Jett. Herdt 2nd as Vice-Chairman/Secretary. Roll call vote: "Aye": Winder, Fudge, Davies, Weber, McGahan, Herdt. "Nay": None. "Abstain": Jett. Absent: Kruse. Motion carried.

8. Old Business. There was no old business to be discussed.
9. New Business.

Chair McGahan explained that former Planning Commissioner Bain served as the liaison between the City and County Planning Commission and asked for a volunteer to fill that position. That person would be a member of the County Planning Commission.

Herdt volunteered to serve that position.

10. Adjourn. Chair McGahan adjourned the meeting at 6:08 p.m.

Respectfully Submitted,

Michelle Bain
Recording Secretary