

MINUTES OF THE MEETING OF THE NORTH PLATTE PLANNING COMMISSION HELD ON THE 23rd DAY OF MARCH 2021 IN THE CITY HALL COUNCIL CHAMBERS.

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

MEMBERS ABSENT: David Fudge

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. She welcomed Jeff Bain to the Planning Commission.

Planning Commission values your input and wants to hear from the audience. During public hearings anyone wishing to speak must first be recognized by the Chair. Once recognized please approach the podium, state your name and address, and please keep your comments to less than 5 minutes. Repetitive and excessively long testimony may be ended at the discretion of the Chair.

2. Winder moved and Weber seconded the motion to approve the minutes of the meeting held January 26, 2021. Roll call vote: "Aye": Winder, Jett, Kruse, Davies, Bain, Weber, McGahan, Herdt. "Nay": None. Absent: Fudge. Motion carried.
3. Presentation and Discussion of the 1 and 6 Year Road Plan by Brent Burklund, City Engineer.

Brent Burklund, City Engineer, was present and highlighted the 1 & 6 Year Road Plan.

4. Public Hearing File No. AM21-003 Discuss and consider action on an amendment to the City of North Platte Code of Ordinances Chapter 156 Section 156.352 relating to design standards for parking lots, particularly regarding lighting and lighting performance standards.

Chair McGahan opened the public hearing.

Judy stated that over the past several months there has been discussion regarding development of commercial properties adjacent to residential properties and in an effort to make those uses more compatible, both planning commission and staff has worked toward amending the current lighting regulations to ensure commercial properties do not pose a detriment to neighboring residential uses. As stated in the ordinance, the purpose of parking lot lighting is to provide adequate visibility within the parking lot and to enhance the security and safety of the parking lot users. It should not cause interference to traffic on public thoroughfares or encroach on the visual privacy of adjacent residents. Planning Staff has no objections to the proposed amendment.

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

Jett moved and Weber seconded the motion to approve an amendment to the City of North Platte Code of Ordinances Chapter 156 Section 156.352 relating to design standards for parking lots, particularly regarding lighting and lighting performance standards. Roll call vote: "Aye": Winder, Jett, Kruse, Davies, Bain, Weber, McGahan, Herdt. "Nay": None. Absent: Fudge. Motion carried.

5. Public Hearing File No. CU21-008 Discuss and consider action on an application by Wilkinson Development Inc., lessor, and The Salvation Army Family Store, lessee, for a conditional use permit to allow a cargo container as a permanent structure in a B-2 Highway Commercial District located at 410 East Leota on property described as Lot 3 Gerald Brewer 1st Addition to North Platte Lincoln County, Nebraska.

Chair McGahan opened the public hearing.

Judy stated that the applicant currently has a temporary cargo container used as storage for the Salvation Army Family Store located to the south of the commercial site and have stated they would like to continue to use the container as a more permanent structure. According to the North Platte City Code of Ordinances Chapter 156 Section 156.197(A)(11) Cargo container storage is allowed in a B-2 Highway Commercial District subject to approval of a conditional use permit. Planning Staff has no objections to the conditional use permit as presented. The storage container has been on site as a temporary structure and has not posed any adverse effects since it has occupied the site.

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

Herdt moved and Weber seconded the motion to find the request for a conditional use permit to allow a cargo container as a permanent structure in a B-2 Highway Commercial District located at 410 East Leota 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, Jett, Kruse, Davies, Bain, Weber, McGahan, Herdt. "Nay": None. Absent: Fudge. Motion carried.

6. Public Hearing File No. CU21-009 Discuss and consider action on an application by New Life Assembly for a conditional use permit to allow living quarters situated in an office building in a B-2 Highway Commercial District located at 601 East Francis Street on property described as Lot 1, U Save Replat to North Platte, Lincoln County, Nebraska.

Chair McGahan opened the public hearing.

Judy stated that the applicant states that they are requesting to add 3 apartments above the current commercial building. These apartments will provide dwellings for people to live and make purchases in the community. This would be a similar use in the immediate area since there is an apartment complex directly across the street to the east. According to the North Platte City Code of Ordinances Chapter 156 Section 156.197(A)(5) allows apartments or living quarters situation in an office or business building subject to approval of a conditional use permit. Planning Staff has no objections to the conditional use permit as presented.

Robert Stefka, 2016 William Avenue, was present representing the applicant.

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

There were questions from the Planning Commission regarding if this will be new apartments and if they have to abide by city standards and will they be within the building already there. Judy answered yes to all 3 questions.

Jett moved and Winder seconded the motion to find the request for a conditional use permit to allow living quarters situated in an office building in a B-2 Highway Commercial District located at 601 East Francis 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, Jett, Kruse, Davies, Bain, Weber, McGahan, Herdt. "Nay": None. Absent: Fudge. Motion carried.

7. Public Hearing File No. CU21-010 Discuss and consider action on an application by Jason and Kayla Jensen for a conditional use permit to allow living quarters situated in an office or business building in a B-2 Highway Commercial District located at 206 North Jeffers Street on property described as the East 12 feet of Lot 6, Block 161 Original Town of North Platte Lincoln County Nebraska and the middle 44 feet of Lots 7 and 8, Block 161, Original Town of North Platte Lincoln County, Nebraska.

Chair McGahan opened the public hearing.

Judy explained that the applicant states that they purchased the building in 2017 and have been operating their business in the front of the facility for the past couple years and recently made a decision to continue renovating the space on the west end of the building. When they decided to renovate they discovered due to existing plumbing, electrical and layout it would be feasible to convert that space into living quarters. The applicants mistakenly moved ahead with the renovations without first applying for and being granted a conditional use permit. According to the North Platte City Code of Ordinances, Chapter 156 Section 156.197(A)(5) allows apartments or living quarters situation in an office or business building subject to approval of a conditional use permit. George Lewis, City Fire Marshal, states that the living quarters shall meet the requirements of National Fire Protection Association 101, 2012 Edition, Chapter 24, 1 & 2 Family Dwelling for means of escape, fire separation from the remainder of the building if required, and a hard-wired smoke detection system for the living quarters. Dave Hahn, City Building Inspector, states that the area has already been modified to a residence with no permits issued for any of the work. This project is subject to permitting, adherence to all code requirements and inspections. Plans will need to be submitted prior to issuance of any permits. Building codes are adopted and followed to provide certain minimum standards, provisions and requirements for safe and stable design, methods of construction, uses of materials in buildings that are erected, constructed, enlarged, altered, repaired, relocated and converted. Planning Staff has no objections to the conditional use permit as presented; however, if the conditional use permit is approved, the applicants will need to apply for and conform to all building code requirements and required construction inspections. Staff suggests that if Planning Commission approves the conditional use permit they do so with conditions of meeting all required building codes and inspections.

Kayla and Jason Jensen, 206 North Jeffers, were present to represent the application.

Kruse asked if they have plans to submit for inspections.

Kayla answered yes they are ready to submit them.

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

Herdt asked if there is a penalty for moving ahead without any permits.

Judy stated there is a penalty and they will have to get permits through the building department.

Bain moved and Winder seconded the motion to find the request for a conditional use permit to allow living quarters situated in an office building in a B-2 Highway Commercial District located at 206 North Jeffers 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 and with the conditions that

1. All building codes, fire codes and other related codes in the North Platte City Code of Ordinances are followed.

2. All required building or fire code inspections are completed and approved.

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, Jett, Kruse, Davies, Bain, Weber, McGahan, Herdt. "Nay": None. Absent: Fudge. Motion carried.

8. Public Hearing File No. Z21-002 Discuss and consider action on an application by the New Life Church to rezone certain lands from an R-1 Dwelling District to an H-1 Hospital District located at 808 W Philip Avenue and 805 W Reid Avenue on property described as Lots 1, 2, 3, 22, 23 and 24, Block 1, Southfield Second Addition, North Platte, Lincoln County, Nebraska.

Chair McGahan opened the public hearing.

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. The City of North Platte Comprehensive Plan Future Land Use Map 2011 indicates this area as planned future Public-Quasi Public and will not need to be amended. The applicants are requesting the zone change to allow for future sale of the property as either a church or some type of commercial development. It is the thought of the applicant being close to the hospital that the area could develop into a medical office or similar use. Planning Staff has no objections to the rezoning. The area is located in close proximity to the hospital, assisted living facility and medical office buildings. This is a good fit for possible future development of the area. Philip Avenue is a high traffic street; development of the site into medical office space would be a benefit to the area providing easy access to additional neighboring medical facilities.

Robert Stefka, 2016 William Avenue, was present to represent the application and explained that looking at the property and highest and best use, H-1 would be a good fit but could still be sold as a worship facility.

Tom Werblow, 816 So. Elm, was present and stated the neighbors have questions about possible uses in this district. They could have a restaurant, crematorium, church. There's concern as to what the ultimate use of the property might be. It naturally lends itself to some sort of medical use so doesn't seem likely it would be much of anything else but the neighbors are concerned because of potential uses based on the zoning being requested.

There are concerns about that corner because of potential for a future traffic signal. A restaurant or high use would increase traffic on that high traffic usage corner. Anything that would impede access to the hospital could inhibit access to the hospital emergency room. He questioned if uses such as a restaurant or crematorium could be cut out of this.

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

Winder asked if there is a business that would prevent the city from putting in a traffic light.

Judy explained that traffic studies are used to decide if a traffic light is needed in that area. Uses allowed in that zoning district cannot be prohibited. However something like parking requirements could limit the use.

Davies asked if it is common for people to change zoning just to change it.

Judy stated they change zoning to make the property more marketable.

Planning Commission discussed possible uses if the zone is changed to an H-1 District and that the house could remain as residential use.

Herd moved and Winder seconded the motion to approve File No. Z21-002 to rezone certain lands from an R-1 Dwelling District to an H-1 Hospital District located at 808 W Philip Avenue and 805 W Reid Avenue. Roll call vote: "Aye": Winder, Jett, Kruse, Davies, Bain, Weber, McGahan, Herdt. "Nay": None. Absent: Fudge. Motion carried.

9. Public Hearing File No. Z21-003 Discuss and consider action on an application by North Platte Mall LLC for approval of a master plan to rezone certain lands located at 1000 S Dewey St from both a B-1 Neighborhood Commercial District and a B-2 Highway Commercial District to a PB-2 Planned Highway Commercial District on property described as Tract 1: That portion of Lots 1, 2, 3, 8, 9 and 10 Siegelin and Waibel's Subdivision and a portion of vacated alley between said lots 1, 2, 3, 8, 9, and 10, North Platte, Lincoln County, Nebraska. Tract 2: All of Siegelin and Waibel's Subdivision including vacated South Pine Street, vacated K and L Streets and vacated alley, North Platte, Lincoln County Nebraska. Tract 3: Block 4, South Platte Business Park, North Platte, Lincoln County, Nebraska.

Chair McGahan opened the public hearing.

Judy stated that items #9 and #10 on the agenda involve the same property and may be discussed together. If item #9 is not approved then item #10 must not be acted on.

Judy further 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. The City of North Platte Comprehensive Plan Future Land Use Map 2011 indicates this area as future Commercial Public-Quasi Public and will not need to be amended. The applicants are requesting a change in zone from B-1 and B-2 to a PB-2. According to the City of North Platte Code of Ordinances, Chapter 156 Section 156.335 states that the purpose of a planned district shall be to permit and regulate the uses permitted under this chapter in the equivalent district, and to further provide for and encourage the flexibility in location of buildings, structures, roads and drives, variation in yards and open spaces subsequent to plan approval by the Planning Commission, Mayor and City Council. It is the intent to allow the development of tracts of land to their fullest extent, observing the general intent and spirit of the zoning chapter. The applicants have submitted a Master Plan and preliminary subdivision for review and approval. As stated in the Master Plan, the redevelopment of the Platte River Mall will consist of reconstruction and reconfiguration of the parking lot to the west, south and southeast of the Mall. Parking areas to the north and east will remain with some minor repairs and parking stall striping. The Verizon Store on the northwest property corner will also remain. The Mall building will remain with renovations and the applicants are planning to construct a mixed-use building on proposed Lot 9. The individual lots will be accessed using shared access easements and there will be shared parking available for the entire site. The property owners intend to construct new signs for the main entrance and individual lots. Additional variances to the City Code of Ordinances will include shared infrastructure improvements and landscaping. Planning Staff has no objections to the planned unit development rezoning. The property is located in the hub of the commercial district of North Platte and will be a great redevelopment project for the community. Dewey Street is not only a State Highway, but also a major thoroughfare connecting the entire community from the north to the south. Philip Avenue is also a high volume street so the development will not be a detriment due to any increase in traffic. Allowing the applicants the ability to rezone to a planned unit development provides them with the ability to develop both residential and commercial structures on the site, providing apartments allows for a site with walkability, which is an asset to growing communities. This is a good fit for the area and growth and development of North Platte.

Mike Works, Lincoln, was present on behalf of North Platte Mall LLC to represent the application. He

highlighted the proposed project

Gary Person, President, North Platte Area Chamber and Development Corporation, 502 So. Dewey, was present and stated as someone who has tried to recruit things in the old mall with the former owner who wasn't conducive to revamp the mall, this type of development is good and will make a huge statement about North Platte's future.

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

There were questions from the Planning Commission regarding the difference between PB-1 and PB-2 districts. Judy highlighted the differences. The Planned Unit Development can vary 15% from the B-1 and B-2 Districts.

Winder moved and Davies seconded the motion to approve File No. Z21-003 for approval of a master plan to rezone certain lands located at 1000 S Dewey St from both a B-1 Neighborhood Commercial District and a B-2 Highway Commercial District to a PB-2 Planned Highway Commercial District. Roll call vote: "Aye": Winder, Jett, Kruse, Davies, Bain, Weber, McGahan, Herdt. "Nay": None. Absent: Fudge. Motion carried.

10. File No. SU21-002 Discuss and consider action on an application by North Platte Mall LLC for preliminary approval of Sandhills Mixed Use Subdivision located at 1000 South Dewey Street on property described as Tract 1: That portion of Lots 1, 2, 3, 8, 9 and 10 Siegelin and Waibel's Subdivision and a portion of vacated alley between said lots 1, 2, 3, 8, 9, and 10, North Platte, Lincoln County, Nebraska. Tract 2: All of Siegelin and Waibel's Subdivision including vacated South Pine Street, vacated K and L Streets and vacated alley, North Platte, Lincoln County Nebraska. Tract3: Block 4, South Platte Business Park, North Platte, Lincoln County, Nebraska.

Judy stated that the preliminary plat shows variances to shared private drives and infrastructure improvements through the use of access and utility easements. The final subdivision will be considered at a future meeting. City utilities are available to service the lots through either direct access, provided utility easements or shared agreements. Planning Staff has no objection to approval of the preliminary subdivision if the Master Plan has been approved.

Herdt moved and Winder seconded the motion to approve File No. SU21-002 preliminary approval of Sandhills Mixed Use Subdivision.

Davies asked about ingress and egress and if they are moving the current driveways.

Judy explained they are changing from the 4 existing driveways down to 2. They have addressed it with the state.

Roll call vote: "Aye": Winder, Jett, Kruse, Davies, Bain, Weber, McGahan, Herdt. "Nay": None. Absent: Fudge. Motion carried.

11. Public Hearing Discuss and consider action on a resolution regarding the City of North Platte, Nebraska Redevelopment Area #4, Blight and Substandard Study prepared by Hanna:Keelan Associates, P.C. and to make recommendations regarding its conformity with the City of North Platte Comprehensive Plan 2011 as to if the real estate described should be declared substandard and blighted for the development of the City of North Platte pursuant to Nebraska Community Development Law. The proposed property includes an estimated 374 acres located along and East of South Newberry Road and North of the Interstate 80 Corridor.

Chair McGahan opened the public hearing and stated this is a public hearing and the Planning Commission wants to hear comments. However this agenda item is specifically regarding the blight and substandard designation of the property. If you have comments on whether this property should or should not be designated as blight and substandard you may proceed. If your comments concern details of the possible future proposed

project, those comments will be heard when and if an actual redevelopment plan is presented to planning commission.

Judy stated that The City Planning Commission's responsibility in the Blight & Substandard Determination Study process is to take public comment on whether the real estate described should be declared substandard and blighted as pursuant to the Nebraska Community Development Law and if the study is in conformance with the City of North Platte Comprehensive Plan. The following statements should be considered and confirmed.

- This property as presented in the study meets the requirements to be declared substandard,
 - This property as presented in the study meets the requirements to be declared blighted,
 - The factors necessary to declare the property blighted and substandard are sufficiently distributed to impact development across the entire site,
 - That development of this property to its full potential is in the best interest of the City of North Platte and the entire region
 - That there are projects ready to develop in this area if they can meet the financial goals of the developers
- The City of North Platte, Nebraska Redevelopment Area #4, Blight and Substandard Study prepared by Hanna:Keelan Associates, P.C. was on the February 16, 2021 City Council Agenda and referred to the City Planning Commission for review with a comment from Councilman Lucas. Councilman Lucas asked the Planning Commission to be sure to take into consideration the amount of acres being declared blighted and substandard and how that will affect the percentage of the city regarding declared blighted and substandard areas. Nebraska State Statute 18-2103(3) regulates the percentage of city limits that may be declared blight and substandard pursuant Nebraska Community Development Law and states a city of the first class shall not designate more than thirty-five percent (35%) of the city as blighted. Currently, the city limits of the City of North Platte contains 8,917.99 acres with 2,197.79 acres designated as blighted and substandard or 24.6%. The proposed study will designate an additional 374.00 acres as blighted and substandard which will increase the city's percentage to 28.8% designated as blighted and substandard. Planning Staff recommends approval of the study and passage of the resolution. The study is in conformance with the North Platte Nebraska Comprehensive Plan 2011 and meets the requirements to be declared substandard and blighted. By declaring this area as blight and substandard the city remains below the 35% threshold leaving acres available for future blight and substandard declarations.

Keith Carl with Hanna:Keelan Associates was available on the phone.

Chair McGahan reiterated that what is being discussed at this meeting is whether the planning commission agrees to make a recommendation to the city council that that plot of land meets the requirements for blight and substandard. This is not about what might go there, that will be discussed at another hearing. She recommends 2 or 2 ½ minutes for each person speaking.

Gary Person, North Platte Chamber and Development Corporation, was present and stated he works with development projects and tries to look at areas that have not developed over time. One of the tools allowed by the state of Nebraska is under the Nebraska Community Development law. A consultant is needed to provide this determination. Hanna:Keelan has been around the state of Nebraska for a long time. This is an abandoned lagoon that has been there at least since 1966. The study extended the blight and substandard designation out to the interchange. This area has never developed despite the demand for commercial projects and it is cost prohibitive to develop out there. It is believed this will help this property that has served no valuable purpose for the city of North Platte to add value and potential jobs in the community.

Keith Carl, Hanna;Keelan Associates, a research firm in Lincoln, Nebraska explained that they prepared this development study and followed the rules that are given in Nebraska Community Development law. He explained some of the 4 substandard criteria and 12 blighted criteria identified in Community Development law. All but three had a strong presence in this area. Utilizing TIF (Tax Increment Financing) for this project this could potentially encourage newer developments and more profitable uses of the land.

Jim Tierney, Hidden Lakes Road, about a mile and a half southeast of this 374 acres, was present and stated they have a subdivision they bought out there and are in the city's 2 mile limit and is concerned about the possible project.

Tony Whitman, 815 N. Dolson, was present and stated he fixes houses up and had questions about MicroTIF.

McGahan accepted Exhibit 1.

Judy invited Mr. Whitman to stop by her office to talk about MicroTIF.

Jennifer Baker, 818 E. 10th was present and stated her concern with this area is what will happen to the river system on the southeast section of that area and what will happen to the wetland on the northeast side. How will the area and waterways be protected? Will this have any effect on the rivers.

Mr. Carl explained that there are regulations for the protection of a natural environment on the South Platte river. The study doesn't change anything on how that area is protected if an economic development occurs in that area. The blight study does not change any designations along the river.

Judy explained that if a redevelopment plan is submitted, a study will be done at that time to make sure the rivers and wetlands will not be damaged.

Josh Empfield, 701 So. Bryan, was present and asked one question. Where will we put the prison?

Rona Empfield, 1122 Sandstone Drive, was present and asked for the reason to consider land to be blighted and the purpose of TIF.

Judy stated that one of the criteria is there has to be a proposed project.

Ms. Empfield was concerned about the marshlands and rivers and asked if US Fish and wildlife had been contacted.

Judy stated she hasn't had any contact with them regarding the study. If they would have had any concerns with the study she thinks they would have contacted a city official. When a project comes forward there will be follow up.

Larry Golden, lives east of the sewer lagoon, was present and stated he was concerned about the ducks, geese and pelicans that use the wetlands. He feels fish and wildlife service should be involved.

Sophia Klein, 1003 E. 4th Street, was present and stated she believes this will interfere with her future business plan of the land currently there. She spoke about property rights and the right of active use and quiet enjoyment. Her family has owned this property since 1968 and her father has made this into a wildlife haven. Their plan is to use this land in one of their future business endeavors. They want to have hunting education, wildlife education, guided hunting tours for youth, hunter safety classes, etc. The youth need a place to go. A meat packing plant will not be good for their business.

Bain left at 7:04 p.m.

Dave Empfield, 2207 Iron Eagle Court, was present and asked when there will be discussion about the plant.

Judy explained that Planning Commission will make a recommendation to City Council about the Blight and Substandard Study, then it will go to CRA (Community Redevelopment Authority) and they will work on a Redevelopment Plan. If an application goes to the CRA, the earliest the Redevelopment plan would be back to Planning Commission is April 27. At that point they would be discussing the redevelopment plan which would get into an actual project.

Judy Powell, 801 Robin Lane, was present and stated she is concerned about the waterways and aquifer in the area.

David Huebner, Airport Road, was present and stated he will live within view of this location and asked why the land is being blighted.

Chair McGahan explained in order to look at it as blighted or substandard there has to be some type of development interested in making it blighted and substandard. Somebody had to have asked about the land and are interested in developing it into something.

There was discussion regarding how the process works regarding blighted and substandard designation.

Mr. Huebner asked if the city wants growth won't it need that sewage lagoon down the road?

Judy explained she believes there has been discussions as to what to do if the city grows. They will not sell the property if it's something needed for the future. There are plans for expansion as the city grows. The city won't shrink the size of the sewer lagoon and not have room for growth.

Johnny Klein, 1003 E. 4th, was present and asked questions about blight and substandard areas in North Platte.

Judy explained the 35% blighted and substandard regulations in the city.

Amanda Huebner, North Airport Road, was present and asked how the company knew about the property.

Gary Person stated they look at every area we can in Lincoln County. They have had projects where they have scoured every square area to find compatible areas. Some projects are expensive to develop with lots of infrastructure costs. If there is a blight and substandard area, the business still pays the property taxes but the increased value of the property taxes can be captured for a certain period of time to pay for infrastructure improvements. If there is a demand for water and sewer lines, those are qualifying expenses for TIF. When the Chamber and Development Corporation is approached by someone who's looking at multiple areas for a project he helps look to see where they can get them in North Platte or Lincoln County and presents it to the community. He has been in his current position for 5 ½ years and the community continues to request new industry, good paying jobs, good quality jobs. The city needs a catalyst for growth.

Ms. Huebner stated if this property is considered blighted they will have to raise their elevation. She asked if they will pay the same fees she has to pay to raise her property.

Judy stated they will have to pay permits. If they request discounted permits they would have to go to city council for approval and she highly doubts that will happen.

Tom Golden, 4710 Golden Road, lives next door to the area, was present and presented pictures of the blighted area to the Planning Commission.

Chuck McCarty, 1001 East B was present and is concerned about the city spending money on a study.

Greg Wilke, 2220 W. Leota, was present and stated economic development is varying opinions. The blighted and substandard designation is a good tool to have available to attract businesses. Planning Commission has a study from an expert. Hanna:Keelan, who is highly recommended. It meets state statutes. He is in favor of the Hanna:Keelan study being approved.

Bernie Golden, 2015 Sunset Dr., was present and stated he has ground out there. He feels the ducks, geese, deer and turkey out there would believe this area is not blighted. He is in favor for growth in North Platte, he just doesn't like the location.

Travis Griebel, Sugarberry Court was present and stated scale and proximity to the river is his biggest concern and asked how this would impact alternative use of this funding. If the council approves it as designated blight and substandard can it be changed to a conservation easement or designated wildlife area.

Chair McGahan explained that there could be an alternative use for the use of this land. If the business falls through there could be uses for others. There will be another opportunity when a plan is developed and presented to speak.

Judy stated that a blighted and substandard area does not have to remain that way forever. If nothing happens for 10 years it's possible they could decide not to use up this area.

Rona Empfield asked if the city owns the land will it be sold to the developers or will the city remain in control of the ground?

Judy stated the city will not lease the land. Her understanding is they will purchase the ground. There will be a lot of information in that packet of proposed project.

Ms. Empfield stated she doesn't think this area is blighted because of the wildlife. She's concerned about what will happen to her taxes.

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

Judy stated Planning Commission needs to determine whether or not the property based off of this study should be declared blighted and substandard. She read through the proposed resolution and the criteria for determining whether the property should be declared blighted and substandard.

Herd moved and Weber seconded the motion to approve the resolution and recommend adoption of the City of North Platte, Nebraska Redevelopment Area #4, Blight and Substandard Study prepared by Hanna:Keelan Associates, P.C and approval of related actions. Roll call vote: "Aye": Winder, Jett, Kruse, Davies, Weber, McGahan, Herdt. "Nay": None. Absent: Fudge, Bain. Motion carried.

This item will go before City Council April 6th.

12. Old Business.

Chair McGahan mentioned the NPZA Planning Sessions that took place on Zoom

13. New Business.

Herd stated he is moving to Omaha and has to resign his position so someone will need to be the new liaison to the County Planning Commission.

Davies volunteered to serve that position.

14. Adjourn. Chair McGahan adjourned the meeting at 7:49 p.m.

Respectfully Submitted,

Michelle Bain
Recording Secretary