

MINUTES OF THE MEETING OF THE NORTH PLATTE PLANNING COMMISSION HELD ON THE 22ND DAY OF JUNE 2021 IN THE CITY HALL COUNCIL CHAMBERS.

MEMBERS PRESENT: Don Weber, Emily Wurl, Marilyn McGahan, Angie Forbes, Nelson Jett, Jeff Bain

MEMBERS ABSENT: Tristen Winder, David Fudge, Lee Davies (arrived at 5:32 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 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.

Chair McGahan also stated that agenda Item No. 5 has been pulled at the request of the applicant and will be heard at a later date.

2. Weber moved and Jett seconded the motion to approve the minutes of the meeting held May 25, 2021. Voting Aye: Bain, Weber, McGahan, Jett, Forbes, Wurl. Voting Nay: None. Absent: Davies, Winder, Fudge. Motion carried.
3. Public Hearing File No. AM21-004 Discuss and consider action on an application by DDM Land Management, LLC for an amendment to the North Platte Comprehensive Plan 2011 Future Land Use Map to amend certain lands from Agricultural Vacant to Residential Medium Density Single Duplex and Multi-Family located on the corner of Bicentennial Avenue and East Philip Avenue on property described as part of the S ½ NW ¼ of Section 2, Township 14 North, Range 30 West of the 6th P.M., North Platte, Lincoln County Nebraska.

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

Davies arrived at 5:32 p.m.

Judy 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. 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. Philip Avenue is a high traffic area connecting the entire community from east to west bordered by a mixture of uses from commercial to residential. With easy access to Newberry Road, this property is a good location for residential, commercial and light industrial development. The applicants are requesting the zone change to allow for a large residential development. The north portion of the parcel will be rezoned to an R-3 Dwelling District, allowing for single family and duplex units. The south portion of the parcel will remain I-1 Light Industrial, allowing for commercial development along East Philip Avenue. Planning Staff has no objections to the rezoning if the amendment to the Land Use Map is approved. The area is located in close proximity to other residential and commercial uses. Philip Avenue is a high traffic street; development of the site into additional residential and commercial space would be a benefit to the community.

Dan McKeon, owns DDM Land Management, was present to represent the application. He feels the opportunity with the housing in North Platte makes this a good time to rezone this area.

Gary Person, President, North Platte Area Chamber & Development Corporation, 502 So. Dewey, was present and stated speaking from the housing standpoint, the demand hasn't been greater for several years evidenced by what is currently on the market.

Weber Moved and Bain seconded the motion to close the public hearing. Voting Aye: Davies, Bain, Weber, McGahan, Jett, Forbes, Wurl. Voting Nay: None. Absent: Winder, Fudge. Motion carried.

Wurl stated she feels there is a lack of parks in the area. It might be good to have some green space like a small playground or something.

Chair McGahan asked if that is something that could be required in a subdivision.

Judy stated as of now there isn't a requirement for open public space. It takes time to take care of a city park. The city can ask people to put in green space but cannot require it. The city could look at changing those requirements. Some communities require homeowner's associations to take care of them but North Platte hasn't had luck with homeowner's associations.

Mr. McKeon stated the northeast part of that is a lower area and there is green space proposed. With that much housing there should be some type of a recreational area.

Davies Moved and Wurl seconded the motion to approve File No. AM21-004 an amendment to North Platte Comprehensive Plan 2011 Future Land Use Map to amend certain lands from Agricultural Vacant to Residential Medium Density Single Duplex and Multi-Family located on the corner of Bicentennial Avenue and East Philip Avenue. Voting Aye: Davies, Bain, Weber, McGahan, Jett, Forbes, Wurl. Voting Nay: None. Absent: Winder, Fudge. Motion carried.

4. Public Hearing File No. Z21-004 Discuss and consider action on an application by DDM Land Management, LLC to rezone certain land from an I-1 Light Industrial District to an R-3 Dwelling District located on the corner of Bicentennial Avenue and East Philip Avenue on property described as part of the S ½ NW ¼ of Section 2, Township 14 North, Range 30 West of the 6th P.M., North Platte, Lincoln County Nebraska.

The public hearing and discussion for Item No. 4 (File No. Z21-004) were held with Item No. 3 (File No. AM21-004) above.

Davies Moved and Jett seconded the motion to approve File No. Z21-004 to rezone certain lands from an I-1 Light Industrial District to an R-3 Dwelling District located on the corner of Bicentennial Avenue and East Philip Avenue. Voting Aye: Davies, Bain, Weber, McGahan, Jett, Forbes, Wurl. Voting Nay: None. Absent: Winder, Fudge. Motion carried.

5. Public Hearing File No. CU21-015 Discuss and consider action on an application by Prospect Enterprises, LLC for a conditional use permit to allow a horse race track and associated improvements located in an I-1 Light Industrial District in the northeast corner of the intersection of Victoria Lane and East Walker Road on property described as part of Lots 8 and 9 and the SW ¼ of the SW ¼ of Section 10, Township 13 N, Range 30 W of the 6th P.M., North Platte Lincoln County, Nebraska.

Agenda Item No. 5 was pulled from the agenda at the request of the applicant and will be heard at a later date.

6. Old Business. There was no old business to be discussed.
7. New Business.

Wurl would like to consider requirement for green space in future development.

Chair McGahan directed Planning staff to look into requirements for green space and bring ideas back to Planning Commission.

8. Adjourn. Chair McGahan adjourned the meeting at 5:50 p.m.

Respectfully Submitted,

Michelle Bain
Recording Secretary