

MINUTES OF THE MEETING OF THE NORTH PLATTE PLANNING COMMISSION HELD ON THE 24TH DAY OF AUGUST 2021 IN THE CITY HALL COUNCIL CHAMBERS.

MEMBERS PRESENT: Don Weber, Emily Wurl, Marilyn McGahan, Angie Forbes, David Fudge, Tristen Winder, Lee Davies

MEMBERS ABSENT: Nelson Jett, Jeff Bain (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.

2. Fudge moved and Forbes seconded the motion to approve the minutes of the meeting held July 27, 2021. Voting Aye: Davies, Winder, Weber, McGahan, Forbes, Fudge, Wurl. Voting Nay: None. Absent: Jett, Bain. Motion carried.
3. Public Hearing File No. CU21-016 Discuss and consider action on an application by MRN Properties, LLC for a conditional use permit to allow RV spaces in a mobile home park located in an A-1 Agricultural District located at 4004 Rodeo Road on property described as Lincoln Hiway 3rd Addition Lots 15 and 18, North Platte, Lincoln County, Nebraska.

Chair McGahan opened the public hearing.

Judy stated that the applicant is requesting the conditional use to allow 4 recreational vehicle spaces in an existing mobile home park. There should be no increase in traffic and it will not be necessary to build any new structures. The addition of RV spaces will allow seasonal or more permanent living spaces. North Platte City Code of Ordinances, Chapter 156, Section 156.042(23) allows for recreational vehicle parks subject to approval of a conditional use permit. Planning Staff has no objections to the conditional use application as shown. The property currently serves as a mobile home park, providing 4 spaces dedicated to recreational vehicle parking will not be a detriment to the area.

There was discussion about whether the address in the title was correct.

Mike Nekuda who owns MRN Properties was present to represent the application. He explained that there are 4 different addresses. The address should be 4004 West 14th Street.

Bain arrived at 5:32 p.m.

There was discussion about where the RV spaces would be placed. Mr. Nekuda explained he has a 140 foot space that already has sewer and watered and concrete that he plans to adapt to a camper.

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

There was discussion that RV camping is becoming more popular and maybe this conditional use permit should have a time limit on it. It was suggested to discuss adding RV park regulations in the housing code. Perhaps a conditional use permit wouldn't be required if it's an existing mobile home park in good repair.

Fudge moved and Davies seconded the motion to find the request for a conditional use permit to allow RV spaces in a mobile home park located in an A-1 Agricultural District located at 4004 West 14th 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 following condition: That a recreational vehicle shall not be parked in any one rental space for more than one year 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

Voting Aye: Davies, Winder, Weber, McGahan, Forbes, Fudge, Wurl, Bain. Voting Nay: None. Absent: Jett.
Motion carried.

4. Discussion of upcoming Zoning Map and Zoning Regulation amendments.

Judy explained that staff is considering converting R-4 to R-3 and adding an R-M mobile home parks district. Most cities this size do not allow single mobile homes on single lots. If this is rezoned, the existing lots will become legal non-conforming uses and Planning Commission should consider how to handle those uses. Generally they are allowed to stay as long as they continue in that manner. Should the property owner be allowed to upgrade that current mobile home down the road. Allowing the replacement allows the use to continue. If it isn't allowed, what will happen to ownership and that person living there. Should they be forced to stick build?

Judy pointed out that the City of Norfolk took about 20 years to remove these. The point is to slowly migrate mobile homes to mobile home parks. She has a call into them to find out how they dealt with it.

Judy also stated they are considering proposing a special events district for areas such as Buffalo Bill Wild West Arena, Lincoln County museum, Nebraskaland Days, etc. so if they want to add a building they can just get a building permit and not have to apply for a conditional use permit.

5. Old Business. There was no old business to be discussed.
6. New Business. Judy mentioned the NPZA workshop coming up September 15-17.
7. Adjourn. Chair McGahan adjourned the meeting at 6:06 p.m.

Respectfully Submitted,

Michelle Bain
Recording Secretary