

MINUTES OF THE MEETING OF THE NORTH PLATTE PLANNING COMMISSION HELD ON THE 28<sup>TH</sup> DAY OF SEPTEMBER 2021 IN THE CITY HALL COUNCIL CHAMBERS.

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

MEMBERS ABSENT: 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. Winder moved and Jett seconded the motion to approve the minutes of the meeting held August 24, 2021.  
Voting Aye: Davies, Winder, Weber, McGahan, Forbes, Fudge, Wurl, Jett, Bain. Voting Nay: None. Absent: None. Motion carried.
3. Discuss and consider a request by Paul Wyman to consider vacating a 20' access easement on the east side of the property located at 1321 East 2nd Street in an R-2 Dwelling District and described as Lot 3, Wyman 2nd Subdivision, North Platte, Nebraska.

Judy explained that Paul Wyman owns both properties abutting the access easement. The easement was originally placed on 1321 E 2<sup>nd</sup> Street to allow access to a garage located on 1401 East 2<sup>nd</sup> Street. Mr. Wyman is willing to place an easement on the property for access to the garage; however, he would like it to be a private easement and not granted to the city as an access easement. The city does not currently use the access easement; water and sewer are located in the alley to the north. Planning Staff has no objection to vacating the access easement; however, it is strongly suggested that the property owner provide a private easement to allow continued access to the garage at 1401 E 2<sup>nd</sup> Street.

Fudge asked how to insure a private easement is provided.

Judy stated she can ask him to file that private easement prior to Council action

Fudge moved and Jett seconded the motion to approve vacation of the 20' access easement located at 1321 E 2<sup>nd</sup> Street providing the property owner provide a private easement to city staff prior to City Council meeting.  
Voting Aye: Davies, Winder, Weber, McGahan, Forbes, Fudge, Wurl, Jett, Bain. Voting Nay: None. Absent: None. Motion carried.

4. Public Hearing File No. Z21-005 Discuss and consider action on an application by M. Doughty, LLC to rezone certain lands from an R-2 Dwelling District to an R-3 Dwelling District on property located at 404 and 406 W F Street and is described as Lot 1, Block 20 Residence Park Subdivision, North Platte, Nebraska.

Chair McGahan opened the public hearing.

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. The applicants are requesting the zone change to allow for an addition to the current duplex located on the property. The addition of the additional proposed duplex would create a multi-family residential structure (4-Plex) which requires the zoning to be an R-3 Dwelling District, allowing for multi-family development. If the rezoning is approved, the applicant has

obtained approval from the Board of Adjustment for variances to setbacks, lot size and parking. Planning Staff has no objections to the rezoning, it is in conformance with the City of North Platte Comprehensive Plan 2011 Land Use Map. The area is located in close proximity to other single-family, duplex, multi-family and commercial uses. Development of the site into additional multi-family residential would be a benefit to the community.

Wurl recused herself from this vote and discussion because her husband has done some work for Doughty LLC.

Marcus Doughty, 2002 Birchwood Road, was present to represent the application.

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

Judy discussed the variances with the Planning Commission.

Fudge moved and Winder seconded the motion to approve File No. Z21-005 to rezone certain lands from an R-2 Dwelling District to an R-3 Dwelling District located at 404 and 406 W F Street. Voting Aye: Davies, Winder, Weber, McGahan, Forbes, Fudge, Jett, Bain. Voting Nay: None. Abstaining: Wurl. Absent: Davies. Motion carried.

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

There was discussion largely pertaining to the proposed residential districts. Much of the discussion was focused on the mobile homes that will be legal non-conforming uses in many of the proposed residential areas and how those should be dealt with. For example should there be a sunset clause, or should they be allowed to continue the use but not be allowed to expand. There was also discussion on town home development with common walls and allowing a zero lot line setback.

It was suggested given the community's current need for development that Planning Commission work on the residential districts first and get them updated and take care of some of the barriers.

Judy will have suggested uses and conditional uses available at the next meeting. There is a possibility of moving forward from there and perhaps holding public hearings in January or February on the changes to the residential districts.

6. Old Business.

Judy, Michelle, Chair McGahan, and Angie Forbes attended the NPZA conference in Kearney. Judy explained housing was a big topic and not a unique problem. There was an interesting speaker out of Salina, Kansas who had a lot of ideas on housing development and making zoning work for developers.

7. New Business. There was no new business to be discussed.

8. Adjourn. Chair McGahan adjourned the meeting at 5:56 p.m.

Respectfully Submitted,

Michelle Bain  
Recording Secretary