

MINUTES OF THE MEETING OF THE NORTH PLATTE PLANNING COMMISSION HELD ON THE 28th DAY OF DECEMBER 2021 IN THE CITY HALL COUNCIL CHAMBERS.

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

MEMBERS ABSENT: Lee Davies, Emily Wurl

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. Bain moved and Jett seconded the motion to approve the minutes of the meeting held November 23, 2021. Voting Aye: Winder, Weber, McGahan, Forbes, Fudge, Jett, Bain. Voting Nay: None. Absent: Davies, Wurl. Motion carried.
3. File No. SU21-015 Discuss and consider action on an application by Douglas and Trina Malsbury and The Evangelical Lutheran Church of Our Redeemer for Our Redeemer 2nd Replat located at 1221 E D Street in an R-1 Dwelling District on property described as Lot 8, Park Lane Addition and Lot 1, Our Redeemer Replat, North Platte, Lincoln County, Nebraska.

Judy stated that Our Redeemer 2nd Replat will reconfigure two existing lots located at 1221 East E Street. This reconfiguration includes a dedicated alley on the east side of proposed Lot 2. The applicants requested the replat increasing the size of Lot 2 to allow an accessory structure on the property. Currently the lot is too small to allow a reasonably sized accessory structure. City utilities are available to service the proposed lots. Planning Staff has no objection to approval of the preliminary and final plat for Our Redeemer 2nd Replat.

Fudge moved and Winder seconded the motion to approve File No. SU21-015 preliminary and final approval of Our Redeemer 2nd Replat. Voting Aye: Winder, Weber, McGahan, Forbes, Fudge, Jett, Davies, Bain. Voting Nay: Wurl. Absent: None. Motion carried.

4. Discussion of Zoning Code Update.

Judy stated that Planning Commission has discussed each of these proposed regulations at length in separate meetings and this is anticipated to be the final discussion prior to proposing the final amendments. It was suggested by a City Council Member to add duplexes as a permitted use in the R-1 District, and to delete the length of stay in the Recreational Vehicle Park regulations.

Judy suggested one possibility regarding the length of stay in the Recreational Vehicle Park regulations would be to allow the park manager to dictate how long they can stay instead of having to move every 60 days. Many of the R-4 districts are being proposed to be changed to R-3 which would create lots with mobile homes on them to be legal non-conforming uses. A provision to replace the mobile home in an R-3 District is proposed if the owners receive City Council permission to do so.

Fudge questioned why there should be duplexes in R-1 Districts.

Judy stated the council person that suggested it has the perspective was if it is a larger lot, why not let them build it there.

Fudge feels putting a duplex in an R-1 District would affect property values.

Jett suggested someone may not want to buy a single family home with a duplex plopped in the middle.

Several Planning Commission members felt it would be best to leave duplexes out of the R-1 District.

After more discussion regarding RV parks and mobile homes consensus seemed to be to leave the length of stay up to the park manager.

Judy suggested the process to move this forward could be to have a work session with Planning Commission and City Council prior to the public hearing. Then move forward with public hearing at Planning Commission possibly in January City Council in February. This would hopefully finalize the changes in March.

5. Old Business. There was no old business to be discussed.

6. New Business.

Discussed the annexation plan and the process going forward. The airport requested to be annexed and 2022 being an election year the city is not allowed to annex any population but since the airport is no population it can be annexed. Judy suggested they be ready to annex other areas in 2023.

7. Adjourn. Chair McGahan adjourned the meeting at 5:58 p.m.

Respectfully Submitted,

Michelle Bain
Recording Secretary