

MINUTES OF THE MEETING OF THE NORTH PLATTE PLANNING COMMISSION HELD ON THE 22<sup>ND</sup> DAY OF MARCH 2022 IN THE CITY HALL COUNCIL CHAMBERS.

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

MEMBERS ABSENT: Lee Davies, Jeff Bain (arrived at 5:45 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. Winder moved and Jett seconded the motion to approve the minutes of the special meeting held March 8, 2022. Voting Aye: Wurl, Weber, McGahan, Forbes, Fudge, Jett, Winder. Voting Nay: None. Absent: Davies, Bain. Motion carried.
3. Public Hearing AM22-003 Discuss and consider action on an amendment to the City of North Platte Code of Ordinances Chapter 156 Zoning Sections 156.001 through 156.145 relating to Residential Zoning Regulations, Sections 156.290 through 156.310 relating to Supplemental Zoning Regulations, Sections 156.370 through 156.375 relating to Non-conforming uses and structures and amendments to the City of North Platte Official Zoning Map.

Chair McGahan opened the public hearing.

Judy stated that proposed zoning amendments for the R-L, R-1, R-2, R-3, and R-M Zoning Districts, and regulations for Non-Conforming Uses, Recreational Vehicle Parks, and Accessory Dwelling Units were discussed by Planning Commission at length in separate meetings. A City Council Work Session was held last month, and as a result it was suggested that the maximum allowed townhome development in an R-1 be changed from 3 to 4 and the maximum allowed townhome development in an R-2 be changed from 5 to 6. That change was made on the document.

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

Fudge asked Building Official Dave Hahn about the difference between mobile home, modular home and manufactured home.

Dave Hahn, Building Official for City of North Platte, was present and explained the difference between mobile home, modular home and manufactured home.

There was discussion about portions of the proposed changes to mobile homes and mobile home parks and how it will help clean up the city.

Bain arrived at 5:41 p.m.

There was more discussion about whether the recreational vehicle park definition should be single ownership like the mobile home park definition.

Chair McGahan allowed a question from the audience.

Mark Woods, 902 N. Emory, was present and asked if there would be a size restriction on the recreational vehicle park like the mobile home park.

After some discussion about the size of the current recreational vehicle parks in town, it was decided one acre might be a good minimum size.

Chair McGahan suggested the tables in the regulations should maximum allowable townhome developments in each district

Judy explained the regulations were changed but the table was not changed and should be.

Fudge moved and Wurl seconded the motion to approve File No. AM22-003 adopting amendments to the City of North Platte Code of Ordinances Chapter 156 Zoning Sections 156.001 through 156.145 relating to Residential Zoning Regulations, Sections 156.290 through 156.310 relating to Supplemental Zoning Regulations, Sections 156.370 through 156.375 relating to Non-conforming uses and structures and amendments to the City of North Platte Official Zoning Map. With the following corrections:

1. That the tables inside the regulations reflect maximum allowable townhome developments in each district.
2. That the definition of recreational vehicle park include “under single ownership” between the words land and upon.
3. That special designated design criteria for recreational vehicle parks include a size limit of no less than one acre.

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

4. Old Business.

Judy explained that the NPZA virtual workshop will be on NPZA website eventually. She suggested checking out the upcoming legislative updates.

Chair McGahan agreed that some of those updates are concerning. She also stated that it was interesting how some cities follow up on Conditional Use Permits.

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

6. Adjourn. Chair McGahan adjourned the meeting at 6:04 p.m.

Respectfully Submitted,

Michelle Bain  
Recording Secretary