

MINUTES OF THE MEETING OF THE NORTH PLATTE PLANNING COMMISSION HELD ON THE 26th DAY OF APRIL 2022 IN THE CITY HALL COUNCIL CHAMBERS.

MEMBERS PRESENT: Jeff Bain, Marilyn McGahan, Angie Forbes, David Fudge, Lee Davies, Emily Wurl

MEMBERS ABSENT: Tristen Winder, Nelson Jett, Don Weber

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. Discussion of Zoning Code Rewrite – Agriculture, Commercial and Industrial Districts, Performance Standards, Home Based Business/Home Occupations, and related topics.

Judy updated the Planning Commission on the very preliminary proposed changes that she gave them. It will probably take two to three months working on this part of the regulations.

There was discussion about items such as air contaminants and odor in the Special Events District which could affect Nebraskaland Days. The areas in the proposed Special Events District currently have to get Conditional Use Permits to build anything because of being in the agricultural district. The proposed changes would allow them to get a building permit without having to go through a Conditional Use Permit. There was also discussion that the noise levels need to be revisited. The current proposed levels may be too low. There was also discussion about home based businesses and home occupations. They will need to consider things such as average trips per day and permitted signs. The residential character of the neighborhood needs to be protected. They will also be considering parking regulations, landscaping, sidewalk requirements.

Fudge left at 5:57 p.m.

Judy suggested looking at two sections at a time to get through the changes.

3. Old Business. There was no old business to be discussed.
4. New Business. There was no new business to be discussed.
5. Adjourn. Chair McGahan adjourned the meeting at 6:00 p.m.

Respectfully Submitted,

Michelle Bain
Recording Secretary