

MINUTES OF THE MEETING OF THE NORTH PLATTE PLANNING COMMISSION HELD ON THE 25<sup>th</sup> DAY OF OCTOBER 2022 IN THE CITY HALL COUNCIL CHAMBERS.

MEMBERS PRESENT: Jeff Bain, Emily Wurl, Kathleen Matthews, Nelson Jett, Lee Davies, Tristen Winder, Angie Forbes, Don Weber

MEMBERS ABSENT: David Fudge

STAFF MEMBERS PRESENT: Judy Clark, Planning Administrator; Michelle Bain, Recording Secretary; Bill Troshynski, City Attorney

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.

Vice-Chair Jett 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. Davies moved and Bain seconded the motion to approve the minutes of the special meeting held September 26, 2022. Voting Aye: Bain, Wurl, Winder, Matthews, Davies, Jett, Forbes, Weber. Voting Nay: None. Absent: Fudge. Motion carried.

Vice-Chair Jett announced that Item No. 4 (File No. CU22-003) has been pulled from the agenda.

3. Public Hearing Discuss and consider action on annexation of Lot 1 Lakeview Country Estates 2<sup>nd</sup> Subdivision more particularly described as part of the SE ¼ of Section 36, Township 14 North, Range 31 West of the 6<sup>th</sup> P.M., Lincoln County, Nebraska into the corporate limits of the City of North Platte.

Vice-Chair Jett opened the public hearing.

Judy stated that the proposed annexation includes a recently subdivided property described as Lot 1 Lakeview Country Estates 2nd Subdivision, Lincoln County, Nebraska. It is the policy of the City of North Platte when a subdivision occurs abutting the City of North Platte's corporate limits the subdivision will be annexed into city limits. The property owner is aware of the requirement and will not be protesting the annexation. Planning staff has no objections to the proposed annexation. The annexation meets the requirements in Nebraska State Statute and will be a benefit to the City of North Platte's future growth and development. Water and sewer services to the area currently exist. Property within city limits have easier access to different types of funding opportunities, making annexation of this area a win for future development.

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

Winder moved and Davies seconded the motion to make a recommendation to annex Lot 1 Lakeview Country Estates 2nd Subdivision, Lincoln County, Nebraska into the corporate limits of the City of North Platte. Voting Aye: Bain, Wurl, Winder, Matthews, Davies, Jett, Forbes, Weber. Voting Nay: None. Absent: Fudge. Motion carried.

4. Public Hearing File No. CU22-003 Discuss and consider action on an application by Industrial Tower West, LLC, for an amendment an existing conditional use permit (CU21-012) to allow a 100' monopole instead of an 80' aesthetic pole located at 1302 S Chestnut St in a B-2 Highway Commercial District described as the N 124 feet of the E half of Block 2, Storm's First Subdivision, North Platte Lincoln County, Nebraska.

This item was removed from the agenda.

5. Discussion of Zoning Map and Zoning Amendments – Special Events District and Mixed-Use District.

Judy stated this includes industrial, commercial and agricultural. The S-1 District is proposed for areas like Nebraskaland Days, Museums, Lincoln County Fairgrounds. Those areas are currently zoned A-1 and when they erect a building, they have to get a conditional use permit. She is proposing is to create a new special events district. Planning Commission should decide criteria of what would be allowed, what kind of setbacks, etc. The D & N Event Center is in a commercial area and it is a business. But Nebraskaland Days is more of a community type thing. Other communities have similar districts. Some allow it by right in an ag district. She feels having this district would give them a little control.

Several Planning Commission members agreed this is a good idea and Judy stated other areas may request to be rezoned.

Judy explained a Mixed Use District would be good specifically on Front Street where there are a lot of residential then offices, etc. For many years these areas have been zoned to industrial. Some of the smaller lots are not a big problem because of the size of the lots. The last rezoning along Front Street was a problem rezoning to industrial because of the size of the lot. There are other things that could be put there not conducive to that area. Mixed use regulations requires a site plan development meaning if they wanted something other than residential (which would be permitted), they would need a plan to be reviewed by the building inspector, planning director, and be submitted Planning Commission and City Council for approval.

Planning Commission consensus was that they like this idea. There may be more areas that might fit this type of scenario for instance along Rodeo Road and East 5<sup>th</sup> and East 6<sup>th</sup> Streets.

6. Old Business. There was no old business to be discussed.
7. New Business. Judy stated the City Attorney will be attending some of the Planning Commission meetings now.
8. Adjourn. Vice-Chair Jett adjourned the meeting at 5:44 p.m.

Respectfully Submitted,

Michelle Bain  
Recording Secretary