

MINUTES OF THE MEETING OF THE NORTH PLATTE PLANNING COMMISSION HELD ON THE 25th DAY OF APRIL 2023 IN THE CITY HALL COUNCIL CHAMBERS.

MEMBERS PRESENT: David Fudge, Jeff Bain, Emily Wurl, Kathleen Matthews, Chance Schilling, Angie Forbes, Nelson Jett, Lee Davies

MEMBERS ABSENT: Don Weber

STAFF MEMBERS PRESENT: Judy Clark, Planning Administrator; Michelle Bain, Recording Secretary

STAFF MEMBER ABSENT: 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.

Chair Fudge 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 Davies seconded the motion to approve the minutes of the meeting held March 28, 2023. Voting Aye: Fudge, Bain, Wurl, Schilling, Matthews, Forbes, Davies, Jett. Voting Nay: None. Absent: Weber. Motion carried.
3. File No. SU23-007 Discuss and consider action on an application by North Platte Area Habitat for Humanity for Habitat 7th Replat located at 1411 and 1421 East 2nd Street on property described as Lot 2 and Lot 3 Wyman 1st Subdivision, North Platte, Lincoln County, Nebraska.

Judy stated that the subdivision will split 2 lots into 4 lots in an R-2 Dwelling District. According to the City of North Platte Code of Ordinances Section 155.093(D) the depth of a lot shall be no more than 3 times the width of the lot at the building line. This subdivision is proposed to create 3 lots that will not meet this requirement. The 3 lots measure 50' x 155' and will require Planning Commission to allow a variance to the depth of lot in order to approve the proposed subdivision. City water and sewer are available to service the proposed lots. Planning Staff has no objections to approval of Habitat 7th Replat if the variance to the depth of lot is approved. With variance approval, the proposed subdivision meets zoning and subdivision regulations. There are currently two lots there so they can build on those lots now.

Jett moved and Davies seconded the motion to approve File No. SU23-007 preliminary and final approval of Habitat 7th Replat with a variance to Section 155.093(D) depth of lot. Voting Aye: Fudge, Bain, Wurl, Schilling, Matthews, Forbes, Davies, Jett. Voting Nay: None. Absent: Weber. Motion carried.

4. File No. SU23-008 Discuss and consider action on an application by James Hassett for Hassett 3rd Replat located at 808 Rodeo Road on property described as Lot 1 Hassett Replat, North Platte, Lincoln County, Nebraska.

Judy stated that the subdivision will split 1 lot into 2 lots in a B-2 Highway Commercial District. An access and utility easement will be required running north and south through the property to allow both lots access to water, sewer and other utilities. Planning Staff would like the property owner to be aware that additional easements may be needed if other utilities are outside the proposed utility easement. With the access and utility easement in place, city water and sewer are available to service the proposed lots. Planning Staff has no objections to approval of Hassett 3rd Replat, the proposed subdivision meets zoning and subdivision regulations. They want to split the storage building from the house. They want to retain the storage building and in a commercial district, it is allowed on its own lot. The house would be a nonconforming use in a commercial district.

Davies moved and Jett seconded the motion to approve File No. SU23-008 preliminary and final approval of Hassett 3rd Replat. Voting Aye: Fudge, Bain, Wurl, Schilling, Matthews, Forbes, Davies, Jett. Voting Nay: None. Absent: Weber. Motion carried.

5. File No. SU23-010 Discuss and consider action on an application by the Development Corporation of North Platte for Iron Trail Second Subdivision located at 2001 East State Farm Road on property described as part of the SE ¼ of Section 15, Township 13N, Range 30W of the 6th P.M., North Platte, Lincoln County, Nebraska.

Judy stated that the subdivision will create 5 lots and create two new city streets, Iron Trail Drive and Slough Drive in an I-1 Light Industrial District. The streets will be dedicated to the City of North Platte for public use. Proposed Lot 2 is an existing irrigation well that will be used to irrigate the agricultural property to the west. North Platte City Code of Ordinances does not specify size of lot in an I-1 Light Industrial District; therefore, a 20' x 20' lot does not meet subdivision and zoning regulations. Once infrastructure improvements are in place, city water and sewer will be available to service the proposed lots. Planning Staff has no objections to approval of Iron Trail Second Subdivision, the proposed subdivision meets zoning and subdivision regulations.

Davies moved and Matthews seconded the motion to approve File No. SU23-010 for preliminary and final approval of Iron Trail Second Subdivision. Voting Aye: Fudge, Bain, Wurl, Schilling, Matthews, Forbes, Davies, Jett. Voting Nay: None. Absent: Weber. Motion carried.

6. Public Hearing Discuss and consider action on annexation into the corporate limits of the City of North Platte, Parcel ID#0053626.50 described as Lots 3 and 4 Section 10, Township 13 N, Range 30 W of the 6th P.M., Lincoln County, Nebraska consisting of approximately 65.03 acres.

Chair Fudge opened the public hearing.

Judy stated that the property owner requested 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.

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

Wurl moved and Schilling seconded the motion to make a recommendation to annex Parcel ID#0053626.50 described as Lots 3 and 4 Section 10, Township 13 N, Range 30 W of the 6th P.M., Lincoln County, Nebraska into the corporate limits of the City of North Platte. Voting Aye: Fudge, Bain, Wurl, Schilling, Matthews, Forbes, Davies, Jett. Voting Nay: None. Absent: Weber. Motion carried.

7. Public Hearing Discuss and consider action on annexation into the corporate limits of the City of North Platte, Parcel ID#0053626.00 described as Part of Lot 3 Section 10, Township 13 N, Range 30 W of the 6th P.M., Lincoln County, Nebraska consisting of approximately 8.93 acres.

Chair Fudge opened the public hearing.

Judy stated that she received an email from NPPD which was shared in the Planning Commission packets with the conversation they had in email. Annexation of this property is necessary to provide better police protection in the area. Currently the north portion of the canal is outside city limits, making law enforcement jurisdiction a County Sheriff issue. By annexing this portion of the canal, the property will be in the City Police Department jurisdiction which will provide both the County Sheriff's office and the City Police Department a clear jurisdictional boundary. 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 as it pertains to police protection. I reached out to NPPD once the other one asked for annexation and was asked by the police to reach out to them about annexation so that's why this is being done.

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

Bain asked if the property to the west of this area is in city limits.

Judy explained most of the property is inside city limits, the portion outside city limits is accretion ground.

Davies moved and Wurl seconded the motion to make a recommendation to annex ID#0053626.00 described as Part of Lot 3 Section 10, Township 13 N, Range 30 W of the 6th P.M., Lincoln County, Nebraska into the corporate limits of the City of North Platte. Voting Aye: Fudge, Bain, Wurl, Schilling, Matthews, Forbes, Davies, Jett. Voting Nay: None. Absent: Weber. Motion carried.

8. Public Hearing File No. Z23-003 Discuss and consider action on an application by Sharon and Pamela Bourne, owner, and Jared and Melony O'Keefe, purchaser, to rezone certain property from an A-1 Transitional Agricultural District to an R-3 Dwelling District located at 4114 Victoria Lane on property described as a tract of land in the Southeast Quarter of Section 16, Township 13 N, Range 30 W of the 6th P.M., Lincoln County, Nebraska.

Chair Fudge opened the public hearing.

Judy stated that items #8 and #9 on the agenda involve the same property and may be discussed together. If Item #8 is not approved, then Item #9 cannot be acted on and will be pulled from the agenda. 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 comprehensive plan was amended in 2020 to allow for residential development in the area; therefore, the rezoning is in compliance with the comprehensive plan. The applicants are requesting the zone change to allow the current homeowner at 4114 Victoria Lane to purchase an additional 3.62 acres. The zone change will take effect when Ponderosa Second Subdivision is filed at the Courthouse. Planning Staff has no objections to the rezoning, it will not be a detriment to the surrounding area.

Brandon Jones, 800 Lake Drive, was present representing MGP Enterprises and Beveridge Incorporated. He explained that the north property is zoned I-2 and has a conditional use permit for its activities.

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

Bain moved and Davies seconded the motion to approve File No. Z23-003 to rezone certain land from an A-1 Transitional Agricultural District to an R-3 Dwelling District on property located at 4114 Victoria Lane. Voting Aye: Fudge, Bain, Wurl, Schilling, Matthews, Forbes, Davies, Jett. Voting Nay: None. Absent: Weber. Motion carried.

9. File No. SU23-011 Discuss and consider action on an application by Sharon Bourne and Pamela Bourne, owner, and Jared and Melony O'Keefe, purchaser, for Ponderosa Second Subdivision located at 4114 Victoria Lane on property described as Lot 1 Ponderosa 1st Subdivision and part of the E ½ SE ¼ of Section 16, Township 13 N, Range 30 W of the 6th P.M., North Platte, Lincoln County, Nebraska.

Judy explained that the subdivision will reconfigure 2 lots in an R-3 Dwelling District. The proposed lots have access to city water and sewer. Planning Staff has no objections to approval of Ponderosa Second Subdivision if the rezoning gets approved. The proposed subdivision meets zoning and subdivision regulations.

Bain moved and Davies seconded the motion to approve File No. SU23-011 for preliminary and final approval of Ponderosa Second Subdivision. Voting Aye: Fudge, Bain, Wurl, Schilling, Matthews, Forbes, Davies, Jett. Voting Nay: None. Absent: Weber. Motion carried.

10. Public Hearing Discuss and consider action on a resolution regarding the City of North Platte Amended Redevelopment Plan for Phase 2 of the Lakeview Apartments Development on property described as Lot One and Lot Two, Lakeview First Administrative Subdivision, North Platte, Lincoln County, Nebraska pursuant to Nebraska Community Development Law.

Chair Fudge opened the public hearing.

Judy stated that the City Planning Commission's responsibility in the Redevelopment process is to take public comment on whether the real estate described is in conformance with the City of North Platte Comprehensive Plan and if the project meets or will meet subdivision and zoning regulations and is an overall fit for development of the city. The following statements should be considered and confirmed.

- This property as presented is located in an area that has been declared blighted and substandard.
- The property is in conformance with the current City of North Platte Comprehensive Plan
- The project meets or will meet subdivision and zoning regulations.
- That development of this property to its full potential is in the best interest of the City of North Platte and the entire region.

The principal purpose of a comprehensive plan is to provide basic policies to guide the many activities of the city. It is used to help determine investment priorities and guide public and private development. At the same time, a comprehensive plan must be flexible in order to address changing conditions and respond to new situations that cannot be foreseen at the time of adoption. One goal of the current city Comprehensive Plan is to create sufficient housing stock to provide safe choices and options for types of units and by cost. Sufficient housing stock and options is obtained by:

- Redeveloping underutilized land with a mix of land uses that encourage new housing options, neighborhood services, and a variety of transportation options (sidewalks, paths, trails, and roads)
- Reducing the number of substandard housing units in the community.
- Crating alternative housing options such as senior housing or low-to-moderate income housing.
- Providing incentives such as density bonuses for redevelopment of areas with substandard housing stock into affordable, safe housing including housing programs that encourage construction of multi-family rental units.
- Affirm and support fair housing practices in North Platte
- Preparing for future growth by extending city infrastructure to areas targeted for development.

As presented in the Redevelopment Plan, the project entails construction of 15 apartment buildings, each with 8 units. Each building will cover approximately 8,500 square feet. In addition, 60 garages will be built on site. The project is intended to provide Workforce Housing as defined in 18-2104(32) of the Act, with each rental unit costing less than \$200,000. The plan is intended to comply with any Workforce Housing Incentive Plan approved by the City of North Platte City Council. The proposed apartments are designed to be attractive to new residents considering relocation to the City of North Platte and specifically designed to meet the needs of today's working families. Planning staff recommends approval of the City of North Platte Amended Redevelopment Plan for Phase 2 of the Lakeview Apartments Development and passage of the attached resolution. The redevelopment plan is in conformance with the North Platte Nebraska Comprehensive Plan 2011 and meets, or will meet, current City of North Platte Subdivision and Zoning Regulations and the property is located in an area that has been declared blighted and substandard. This area is appropriate for residential development. This area is surrounded by a mix of single-family, duplex, and multi-family dwellings. The proposed residential development in this location is a good fit for the area and for the growth and development of the City of North Platte.

Brian Reilly, Omaha, DP Management, the development company building Phase 2, was present and stated they built Phase 1 which is fully occupied right now.

Gary Person, President, North Platte Area Chamber and Development Corp., 502 S. Dewey, was present. He stated that they support the project. It is a lengthy process build housing in North Platte. He was hired in 2015 and one of his first tasks was to walk through determining this area blighted and substandard. That's the invitation to developers to come develop here. They have worked with DB Properties to develop in this area. They were part of the shot in the arm for workforce housing and do exceptional work. Residents are good ambassadors on what a great development it is. They helped put financial package back together 9 years later and ask the Planning Commission to consider the effort that has been into this.

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

Chair Fudge reviewed the 4 points for the Planning Commission to consider.

Jett moved and Forbes seconded the motion to approve the resolution recommending approval of the City of North Platte Amended Redevelopment Plan for Phase 2 of the Lakeview Apartments Development Plan and approval of related actions. Voting Aye: Fudge, Bain, Wurl, Schilling, Matthews, Forbes, Davies, Jett. Voting Nay: None. Absent: Weber. Motion carried.

11. Old Business. There was no old business to be discussed.
12. New Business. There was no new business to be discussed.
13. Adjourn. Chair Fudge adjourned the meeting at 6:10 p.m.

Respectfully Submitted,

Michelle Bain
Recording Secretary