

MINUTES OF THE MEETING OF THE NORTH PLATTE PLANNING COMMISSION HELD ON THE 27th DAY OF JUNE 2023 IN THE CITY HALL COUNCIL CHAMBERS.

MEMBERS PRESENT: David Fudge, Jeff Bain, Emily Wurl, Kathleen Matthews, Angie Forbes, Nelson Jett, Lee Davies, Don Weber, Kert McKeone

MEMBERS ABSENT: None

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.

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.

Chair Fudge welcomed Kert McKeone to the Planning Commission.

2. Bain moved and Davies seconded the motion to approve the minutes of the meeting held May 23, 2023. Voting Aye: Fudge, Bain, Wurl, Matthews, Forbes, Davies, Jett, Weber, McKeone. Voting Nay: None. Absent: None. Motion carried.
3. File No. SU23-014 Discuss and consider action on an application by Lewys and Holly Carlini for Carlini First Replat located at 2902 South Willow Street on property described as the North 125 Feet of the South 300 Feet of Block 1 Janecek's Subdivision, North Platte, Lincoln County, Nebraska.

Judy stated that the subdivision will dedicate an additional 10' street right-of-way on Eugene Avenue and will split one lot into two lots in an R-1 Dwelling District. Planning Staff has no objections to approval of Carlini First Replat. The proposed subdivision meets zoning and subdivision regulations.

Davies Moved and Jett seconded the motion to approve File No. SU23-014 preliminary and final approval of Carlini First Replat. Voting Aye: Fudge, Bain, Wurl, Matthews, Forbes, Davies, Jett, Weber, McKeone. Voting Nay: None. Absent: None. Motion carried.

4. File No. SU23-015 Discuss and consider action on an application by Ervin L and Mitzi Kramer and William and Apryl Lee for Second Street Subdivision located at 1822 and 1902 East 2nd Street in an R-1 Dwelling District on property described as Lot 2, McGowan First Replat, Lot 1 Fredricey's Subdivision, Lot 11 and 12, Johnson's Replat and the adjacent vacated alleys, North Platte, Lincoln County, Nebraska.

Judy stated that the subdivision will consolidate 3 lots and part of vacated alleys into 1 lot and also combine part of vacated alleys with the second lot. The final subdivision will consist of 2 lots in an R-1 Dwelling District. Planning Staff has no objections for approval of Second Street Subdivision. The proposed subdivision meets zoning and subdivision regulations.

Jett Moved and Davies seconded the motion to approve File No. SU23-015 preliminary and final approval of Second Street Subdivision. Voting Aye: Fudge, Bain, Wurl, Matthews, Forbes, Davies, Jett, Weber, McKeone. Voting Nay: None. Absent: None. Motion carried.

5. Public Hearing Discuss and consider action to vacate part of an alley located at 95 Rose Park Drive and described as the alley lying southerly and easterly of the south and east lines of Lot 2 Kriz's 2nd Replat, North Platte, Lincoln County, more particularly described as follows: Referring to the Southeast Corner of Lot 2, Kriz's 2nd Replat, North Platte, Lincoln County, Nebraska; thence N 89°12'15" W (an assumed bearing) on the south line of said Lot 2, a distance of 45.13 feet to the Point of Beginning; thence S 41°47'45" W, a distance of 26.56 feet; thence S 32°49'21" W, a distance of 29.12 feet to an existing property corner on the south line of

said Lot 2; thence N 00°47'45" E on an east line of said Lot 2, a distance of 44.74 feet; thence S 89°12'15" E on the south line of said Lot 2, a distance of 32.87 feet to the Point of Beginning; said described tract contains an area of 675 square feet, more or less.

Chair Fudge opened the public hearing.

Judy stated that the applicant is requesting the alley vacation to allow future reconfiguration of the lot and possible fence installation. The alley does contain a manhole on the northwest corner that will be retained as an easement. If the owner installs a fence, there will be a gate to allow the city access to the manhole as needed. Planning Staff has no objections to the requested alley vacation providing an easement be retained for access and maintenance of the manhole/sewer line.

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

There was some discussion about the reason for the request. There are garbage trucks hitting sprinklers etc. He will be required to do a subdivision consolidating this piece to his property. The alley should be wide enough and work out with the turn.

Brent Burklund, City Engineer, was present and stated he met with property owner on the triangle piece. They routed a truck through there using an Autocad program. They have no concerns.

Davies moved and Wurl seconded the motion to approve the request to vacate a portion of an alley located at 95 Rose Park Drive with an easement retained for access to the manhole. Voting Aye: Fudge, Bain, Wurl, Matthews, Forbes, Davies, Jett, Weber, McKeone. Voting Nay: None. Absent: None. Motion carried.

6. Public Hearing Discuss and consider action on annexation of Lots 1, 2, 3 and 4, Block 6, Lincoln Highway 8th Addition North Platte, Lincoln County, Nebraska (Proposed Cochran First Replat) into the corporate limits of the City of North Platte consisting of approximately 10.35 acres located at 2321 West 18th Street.

Chair Fudge opened the public hearing.

Judy stated that according to the City of North Platte Code of Ordinances, Section 155.126, property abutting or adjacent to the corporate limits of the city is annexed into the corporate limits in conjunction with a subdivision request. Planning staff recommends the proposed annexation. The property is surrounded by city limits, has access to city water, sewer and street paving. The north side of the property will be the south side of the future West 19th Street and will provide the city with additional area for residential development.

James Valdevia, 1003 W. 19th Street, was present and asked where he can find the procedures annexing property.

Chair Fudge suggested he visit with Judy in Planning after the meeting. Planning Commission reviews the annexation and it goes to city council.

Mr. Valdevia asked when the annexation goes into effect.

Judy stated it is read 3 times at City Council. The last reading would be the first meeting in August, then if approved it takes effect 15 days after that.

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

Half of 19th Street is dedicated to the city from this property. The north half of 19th Street will be dedicated to the city once the property to the north is subdivided.

Bain moved and Forbes seconded the motion to make a recommendation to annex Lots 1, 2, 3 and 4, Block 6, Lincoln Highway 8th Addition North Platte, Lincoln County, Nebraska (Proposed Cochran First Replat) into

the corporate limits of the City of North Platte consisting of approximately 10.35 acres. Voting Aye: Fudge, Bain, Wurl, Matthews, Forbes, Davies, Jett, Weber, McKeone. Voting Nay: None. Absent: None. Motion carried.

7. File No. SU23-016 Discuss and consider action on an application by Leva Cochran for Cochran First Replat located at 2321 West 18th Street on property described as Lots 1, 2, 3, and 4, Block 6, Lincoln Highway 8th Addition, North Platte, Lincoln County, Nebraska.

Judy stated that the subdivision will consolidate 4 lots into 2 lots in an R-3 Dwelling District. As required by City of North Platte Code of Ordinances, Section 155.126 states a subdivision abutting the corporate limits is subject to annexation and shall be improved, therefore a petition for paving is required. Additionally, Item #6 provides for the annexation of the property. The subdivision will not be finalized until the petition for paving and annexation are complete. Planning Staff has no objections to approval of Cochran First Replat. The proposed subdivision will meet zoning and subdivision regulations once the petition for paving and annexation are complete.

Wurl Moved and Jett seconded the motion to approve File No. SU23-016 preliminary and final approval of Cochran First Replat. Voting Aye: Fudge, Bain, Wurl, Matthews, Forbes, Davies, Jett, Weber, McKeone. Voting Nay: None. Absent: None. Motion carried.

8. Public Hearing Discuss and consider action to vacate all utility and access easements on property located at 1502 South Jeffers on Parcel #'s 0010790.00, 0013670.00, 0013965.00, 0010801.10, 0013975.00, and 0013985.00, all part of proposed GPH Sports Medicine Replat.

Chair Fudge opened the public hearing on Item Nos. 8, 9 and 10 because they involve the same property and can be discussed together.

Judy stated that Planning Staff made the decision to vacate all the existing utility and access easements to clear the property and allow the property owner the flexibility to reroute utilities and place new easements on site to fit future development of the property. According to the City of North Platte Code of Ordinances Section 155.126, property abutting or adjacent to the corporate limits of the city are annexed into the corporate limits in conjunction with a subdivision request. Planning staff recommends the proposed annexation. The majority of the property is currently within the corporate limits of the city; this is simply annexing the very southern part of the site.

Judy further stated that the applicants are requesting the zone change to allow the maximum utilization of the site, allowing multiple structures on one site and variances to setbacks or parking requirements as deemed necessary. Planning Staff has no objections to the rezoning. A PB-2 District allows for creativity in development by maximizing the use of the site.

Gary Person, Pres, North Platte Area Chamber and Development Corporation, 502 S. Dewey, was present and stated the Chamber and Dev. Corp. sees this as a remarkable opportunity for the community. It helps Great Plains Health continue to be the mega development. It gives aesthetic appeal coming into North Platte.

Bain moved and Davies seconded the motion to close the public hearing on all items 8, 9 and 10 on the agenda. Voting Aye: Fudge, Bain, Wurl, Matthews, Forbes, Davies, Jett, Weber, McKeone. Voting Nay: None. Absent: None. Motion carried.

Jett moved and Davies seconded the motion to approve the request to vacate all utility and access easements on property located at 1502 South Jeffers (proposed GPH Sports Medicine Replat). Voting Aye: Fudge, Bain, Wurl, Matthews, Forbes, Davies, Jett, Weber, McKeone. Voting Nay: None. Absent: None. Motion carried.

9. Public Hearing Discuss and consider action on annexation of County Clerks Subdivision Part of the S ½ of Section 4-13-30 and Accretions to Lot G (Proposed GPH Sports Medicine Replat) into the corporate limits of the City of North Platte consisting of approximately .4946 acres.

The public hearing for Item No. 9 was held and discussed with Item No. 8

Bain moved and Matthews seconded the motion to make a recommendation to annex County Clerks Subdivision Part of the S ½ of Section 4-13-30 and Accretions to Lot G (Proposed GPH Sports Medicine Replat) into the corporate limits of the City of North Platte consisting of approximately .4946 acres. Voting Aye: Fudge, Bain, Wurl, Matthews, Forbes, Davies, Jett, Weber, McKeone. Voting Nay: None. Absent: None. Motion carried.

10. Public Hearing File No. Z23-006 Discuss and consider action on an application by North Platte Nebraska Hospital Corporation dba Great Plains Health to rezone certain lands from a B-2 Highway Commercial District to a PB-2 Planned Development Highway Commercial District on property as listed in the Lincoln County Assessor's Office as Parcel ID #s 0013670.00, 0013965.00, 0010801.10, 0013975.00, and 0013985.00 and described as Conneally's Subdivision Part of Lot H & Accretions, County Clerks Subdivision PT of the S ½ Section 4-13-30 and that Part of the Lot South of the south line of Leota Street extending to the east part of Lot F, Lot 1 Brinks 6th Replat, County Clerks Subdivision Part of the S ½ of Section 4-13-30 All of Lot G & the E ½ vacated road, County Clerks Subdivision Part of the S ½ of Section 4-13-30 & Accretions to Lot G, North Platte, Lincoln County, Nebraska located at 1502 South Jeffers Street. (Proposed GPH Sports Medicine Replat)

The public hearing for Item No. 10 was held and discussed with Item No. 8

Bain moved and Matthews seconded the motion to approve File No. Z23-006 to rezone certain land from a B-2 Highway Commercial District to a PB-2 Planned Highway Commercial District on property located at 1502 South Jeffers Street. Voting Aye: Fudge, Bain, Wurl, Matthews, Forbes, Davies, Jett, Weber, McKeone. Voting Nay: None. Absent: None. Motion carried.

11. File No. SU23-017 Discuss and consider action on an application by North Platte, Nebraska Hospital Corporation dba Great Plains Health for GPH Sports Medicine Replat located at 1502 South Jeffers Street on property listed in the Lincoln County Assessor's Office as Parcel ID #s 0013670.00, 0013965.00, 0010801.10, 0013975.00, and 0013985.00 and described as Conneally's Subdivision Part of Lot H & Accretions, County Clerks Subdivision PT of the S ½ Section 4-13-30 and that Part of the Lot South of the south line of Leota Street extending to the east part of Lot F, Lot 1 Brinks 6th Replat, County Clerks Subdivision Part of the S ½ of Section 4-13-30 All of Lot G & the E ½ vacated road, County Clerks Subdivision Part of the S ½ of Section 4-13-30 & Accretions to Lot G, North Platte, Lincoln County, Nebraska located at 1502 South Jeffers Street.

Judy stated that the subdivision will combine 5 lots into 1 lot and will dedicate 7' to the City of North Platte for street right-of-way on Leota Street in a B-2 Highway Commercial District. The subdivision also dedicates a portion of south side of the property to the City of North Platte for bike trails and wilderness park. All current easements on the property will be vacated prior to completion of the subdivision and any new easements required will be placed on the final plat. Item #8 vacates the current easements. As required by City of North Platte Code of Ordinances Section 155.126 states a subdivision abutting the corporate limits is subject to annexation. Item #9 annexes the south portion of the subdivision into the corporate limits of the City of North Platte and Item #10 is requesting a zone change for the property. The subdivision will be finalized once the annexation has been completed. Planning Staff has no objections to approval of GPH Sports Medicine Replat. The proposed subdivision will meet zoning and subdivision regulations once the annexation is completed.

Davies moved and Bain seconded the motion to approve File No. SU23-017 preliminary and final approval of GPH Sports Medicine Replat. Voting Aye: Fudge, Bain, Wurl, Matthews, Forbes, Davies, Jett, Weber, McKeone. Voting Nay: None. Absent: None. Motion carried.

12. Public Hearing Discuss and consider action on a resolution regarding Village Park Flats Redevelopment Plan on property located at 3805 West A Street described as Block 3, Lakeview First Subdivision, North Platte, Lincoln County, Nebraska pursuant to Nebraska Community Development Law.

Chair Fudge opened the public hearing on Item Nos. 12 and 13 on the agenda.

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.
- Creating 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 acquiring vacant property in the City of North Platte and installing infrastructure, paving, water, sewer and storm water mains for development of a 128-lot mixed use subdivision. The Redevelopment Area will be subdivided in three or more phases over a period of 8 years. This Redevelopment Project will provide a mix of single family detached townhomes, triplex homes and apartments. The construction cost for both the triplex units and the apartment buildings qualifies as TIF eligible for workforce housing as defined in Section 18-2103(32) of the Act. The planned mix of buildings, subject to revision based on market demand, is 3 apartment buildings with 32 apartments per building, 42 townhomes, 48 single family detached homes, and 114 units in triplex configuration. Planning staff recommends approval of the Village Park Flats Redevelopment Plan and passage of the attached resolution. The redevelopment plan is in conformance with the North Platte Nebraska Comprehensive Plan 2011 and meets 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 and the mix of proposed units will provide the community with different and unique housing options. The site 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 overall growth and development of the City of North Platte.

Judy further stated that the applicants are requesting the zone change to allow the development to contain a mixture of single-family, duplex, tri-plex, townhome and multifamily dwelling units. Additionally, a PR-3 District will provide some creativity in lot development regarding lot size, with a possibility of a commercial area in the future. The overall development does include a neighborhood public park. Planning Staff has no objections to the rezoning. A PR-3 District allows for maximum utilization of the development and will provide the city with new and creative housing options that will fit the Missing Middle Housing requirements under LB866. This development will be beneficial to the community by providing new and affordable housing options.

Niles Dodson, 105 Dixie Avenue, was present and stated there is a map from 2018 showing where the road would come out onto A Street. He asked if that still in the plans. There was only going to be two openings on West A Street.

Judy showed him a map of where the roads will go. One will be Dixie all the way through.

Mr. Dodson stated that Dixie off of 2nd Street is not in line with Dixie off of A St. He asked if that intersection will be connected.

City Engineer Brent Burkland explained that Dixie is offset on the north. The street can't go where Dixie is coming from the south and will be offset about ½ block. All of Maplewood will connect east and west to Dixie.

Gary Person stated that this property was identified by the Chamber and Development Corp. in 2015 or 2016 about housing stagnation in North Platte and found it was in need of development. Infrastructure was going to be hard to get there so they went through the process of blight and substandard. These are first class developers to do volume development in North Platte. They can't develop without redevelopment practices allowed under law. This is truly workforce housing (middle housing required by law). This developer will help with housing challenges.

Rob Stefka, Commercial Investment Services, was present representing the Hoppe Family. He stated they will hit that middle residential area and it will be easy to meet the income levels in North Platte.

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

Bain moved and Matthews seconded the motion to approve the resolution recommending approval of the Village Park Flats Redevelopment Plan and approval of related actions. Voting Aye: Fudge, Bain, Wurl, Matthews, Forbes, Davies, Jett, Weber, McKeone. Voting Nay: None. Absent: None. Motion carried.

13. Public Hearing File No. Z23-007 discuss and consider action on an application by Hoppe Lumber Co., owner, and Blue Sky Development, purchaser, to rezone certain land from a PR-1 Planned Dwelling District to a PR-3 Planned Dwelling District on property described as Block 3, Lakeview First Subdivision, North Platte, Lincoln County, Nebraska located at 3805 West A Street. (Proposed Village Park Flats First Subdivision).

The public hearing for Item No. 13 was held and discussed with Item No. 12.

Bain moved and Matthews seconded the motion to approve File No. Z23-007 to rezone certain land from a PR-1 Planning Dwelling District to a PR-3 Planned Dwelling District on property located at 3805 West A Street. Voting Aye: Fudge, Bain, Wurl, Matthews, Forbes, Davies, Jett, Weber, McKeone. Voting Nay: None. Absent: None. Motion carried.

14. File No. SU23-018 discuss and consider action on an application by Hoppe Lumber Co., owner, and Blue Sky Development, purchaser for Village Park Flats First Subdivision located at 3805 West A Street on property described as Block 3, Lakeview First Subdivision, North Platte, Lincoln County, Nebraska.

Judy stated that the subdivision will split one parcel into 28 lots for phase one and at completion the entire development will consist of approximately 130 lots in a PR-1 Dwelling District. Planning Staff has no objections to approval of Village Park Flats First Subdivision. The proposed subdivision meets zoning and subdivision regulations.

Matthews moved and Davies seconded the motion to approve File No. SU23-018 preliminary and final approval of Village Park Flats First Subdivision. Voting Aye: Fudge, Bain, Wurl, Matthews, Forbes, Davies, Jett, Weber, McKeone. Voting Nay: None. Absent: None. Motion carried.

15. Public Hearing Discuss and consider action on a resolution regarding the City of North Platte, Nebraska Blight and Substandard Study – Deacon's Point Redevelopment Area as prepared by Hanna:Keelan Associates, P.C. and make a recommendation regarding its conformity with the City of North Platte Comprehensive Plan 2011 whether the real estate described should be declared substandard and blighted for the development of the City of North Platte pursuant to Nebraska Community Development Law. The area includes an estimated 260 acres generally located along and west of South Newberry Access north of Golden Road.

Chair Fudge opened the public hearing.

Judy stated that the City Planning Commission's responsibility in the Blight & Substandard Determination Study process is to take public comment on whether the real estate described should be declared substandard

and blighted as pursuant to the Nebraska Community Development Law and if the study is in conformance with the City of North Platte Comprehensive Plan. The following statements should be considered and confirmed.

- This property as presented in the study meets the requirements to be declared substandard,
 - This property as presented in the study meets the requirements to be declared blighted,
 - The factors necessary to declare the property blighted and substandard are sufficiently distributed to impact development across the entire site,
 - That development of this property to its full potential is in the best interest of the City of North Platte and the entire region
 - That there are projects ready to develop in this area if they can meet the financial goals of the developers
- Nebraska State Statute 18-2103(3) regulates the percentage of city limits that may be declared blight and substandard pursuant to Nebraska Community Development Law and states a city of the first class shall not designate more than thirty-five percent (35%) of the city as blighted. Currently, the city limits of the City of North Platte contain 11,638.83 acres with 2,385.83 acres designated as blighted and substandard or 20.5%. The proposed study will designate an additional 62.51 acres as blighted and substandard within city limits which would increase the city's percentage to approximately 21.0% designated as blighted and substandard. Planning Staff recommends approval of the study and passage of the resolution. The study is in conformance with the North Platte Nebraska Comprehensive Plan 2011 and meets the requirements to be declared substandard and blighted. By declaring this area as blight and substandard the city remains below the 35% threshold leaving acres available for future blight and substandard declarations.

Gary Person stated that this is another area that has been identified as void of development. With all the demands of housing and small commercial, The Chamber and Development Corporation has been working with developers interested in this. They will bring projects forward that would be good for the community. He believes this area meets all the qualifications. With other projects emerging this area is ready to emerge into potential development.

Blu McGrath, Lincoln County Community Development board member, was present and stated working towards the development of the community is obvious with new businesses coming in. The community needs workforce housing. Building is tough because it's expensive just to get infrastructure. It is hard to find anyone able to afford to build without financing.

Rob Stefka stated this area is critical because the roads coming to and from the proposed beef plant need to be addressed for safety of the community.

Donna Tryon, 820 S. Bryan, was present as a citizen. She stated that looking at the report, the pictures are dark it's hard to visualize. It speaks about a sign she cannot find. The crematorium is considered blight and substandard. It's about 5 years old. She thinks this report was done in 2022. There may be changes or other considerations.

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

McKeone stated he needs to abstain on the item.

Judy stated based on this study it goes through what is being considered. There is a strong factor of age, safety, welfare, faulty layout, unsafe conditions, improper subdivision or platting. Her opinion is that the consultants put forth a study that shows the area is blighted and substandard.

Jett moved and Davies seconded the motion to approve the resolution and recommend adoption of the City of North Platte, Nebraska Blight and Substandard Study – Deacon's Point Redevelopment Area, prepared by Hanna:Keelan Associates, P.C. , and approval of related actions. Moved and seconded the motion to close the public hearing. Voting Aye: Fudge, Bain, Wurl, Matthews, Forbes, Davies, Jett, Weber. Abstain: McKeone. Voting Nay: None. Absent: None. Motion carried.

16. Discussion of parking and storing RVs, Trucks, Boat and Trailers within the City of North Platte.

Judy stated that over the past several years, the number of complaints regarding individuals living in RVs and campers in the city has increased substantially. Currently there are only a few codes that address parking of RVs, and living in RVs becomes a zoning issue addressed through zoning codes. Planning Staff began looking at ways to address these issues and has come up with a suggestion on parking and storing of RVs that would help with enforcement of individuals using the RVs as permanent living quarters in residential neighborhoods. Additionally, within the last few weeks, Planning Staff received an inquiry regarding the maximum time limit on parking in public streets and noticed this portion of the code does not address RVs or campers.

Judy asked the Planning Commission to look over her suggestions and decide what they want to see.

There was some discussion about enforcement of the regulations and how long RVs could be parked in the street.

Chair Fudge asked what other cities are doing.

Judy stated she stole one of hers from Grand Island. She explained Sec. 76.21 addresses boats and trailers but it has never addressed RVs. She can look at regulations for Kearney and other communities and bring those to Planning Commission.

Matthews asked Judy to send information to the Planning Commission prior to the meeting.

Ty Lucas, 3510 Tyler Court, was present and would like the Planning Commission to examine the rules for expanding driveways on the side of their house.

Chair Fudge asked Judy to gather more information for the next meeting.

17. Old Business. There was no old business to be discussed.
18. New Business. Judy stated that there are survey fliers being sent out by UNL Students and asked the Planning Commission to share with people who live in the community.
19. Adjourn. Chair Fudge adjourned the meeting at 6:46 p.m.

Respectfully Submitted,

Michelle Bain
Recording Secretary