

MINUTES OF THE MEETING OF THE NORTH PLATTE PLANNING COMMISSION HELD ON THE 26<sup>th</sup> DAY OF SEPTEMBER 2023 IN THE CITY HALL COUNCIL CHAMBERS.

MEMBERS PRESENT: David Fudge, Jeff Bain, Emily Wurl, Kathleen Matthews, Angie Forbes, Lee Davies, Glenn Van Velson

MEMBERS ABSENT: Kert McKeone, Nelson Jett

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.

2. Van Velson moved and Davies seconded the motion to approve the minutes of the meeting held August 22, 2023. Voting Aye: Fudge, Bain, Wurl, Matthews, Forbes, Davies, Van Velson. Voting Nay: None. Absent: McKeone, Jett. Motion carried.
3. Public Hearing Discuss and consider action on annexation of 1617 East Railroad Street, described as All of Lot 119 and the W 114' of Lot 120 Neville Subdivision, Lincoln County, Nebraska, into the corporate limits of the City of North Platte consisting of approximately 3.12 acres.

Chair Fudge opened the public hearing.

Judy stated that the proposed annexation was requested by the current property owner. Planning staff recommends the proposed annexation. The property is adjacent and abutting the current corporate limits of the City of North Platte.

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

Davies moved and Van Velson seconded the motion to make a recommendation to annex 1617 East Railroad Street, described as All of Lot 119 and the W 114' of Lot 120 Neville Subdivision, Lincoln County, Nebraska, into the corporate limits of the City of North Platte consisting of approximately 3.12 acres. Voting Aye: Fudge, Bain, Wurl, Matthews, Forbes, Davies, Van Velson. Voting Nay: None. Absent: McKeone, Jett. Motion carried.

4. Public Hearing Discuss and consider action on a resolution regarding Murphy Tractor Commercial Redevelopment Plan on property described as Lot 1, Sioux Meadows 3rd Addition, Lincoln County, Nebraska, Lots 7 & 8, Block 1, Schwartzlander Subdivision, being a subdivision of part of the North Half of Section 16, Township 13 North, Range 30 West of the 6th P.M., Lincoln County, Nebraska EXCEPT a tract deeded to the State of Nebraska recorded in Book 153 at Page 237 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 a diversified economic base that stimulates local investment and spending. Economic diversification is obtained by:

- Providing the City and its planned growth area a generous supply of developable, strategically located sites for office, research and development, and industrial uses.
- Providing adequate public facilities and services to areas that are planned for employment center development.
- Retaining and expanding North Platte's existing base of offices, research and development businesses, and industrial facilities.
- Design employment centers in a manner that allows them to be located in close proximity to housing, civic, commercial and recreational uses.

As presented in the Redevelopment Plan, the Redevelopment Project is a commercial development that is anticipated to function as an industrial headquarters, sales, service, and warehouse facility that will allow for future expansion. Access to the area will be provided from a new public frontage road entering the area from West Walker Road. Extension of potable water mains and sanitary sewer mains onto the area will be required as part of the redevelopment project. The private improvements anticipated in the area include construction of a 28,597 square foot commercial building and parking area. Planning staff recommends approval of the Murphy Tractor Commercial Redevelopment Plan and passage of the 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 commercial uses by providing direct access to I-80 and Highway 30 without disrupting residential areas of the community. Additionally, commercial development in this location is a good fit for the area and for the growth and development of the City of North Platte.

Mike Bacon, 416 10<sup>th</sup> St., Gothenburg, Nebraska was present. He stated that he prepared the proposed redevelopment plan on behalf of the CRA. He added to Judy's comments that there will be excess property and will be a future subdivision to allow additional development in that area. Putting in the infrastructure would be borne by the project.

Matthews asked if the entire infrastructure will be put on this lot, and if so, if another business comes in will there be additional TIF available if they want to change it.

Mr. Bacon explained if they pledge the whole piece for TIF and someone else builds beside them it pays off the TIF bond faster and they are on the normal tax rolls faster. If they pledge only the sight, someone else can come in but cannot take their TIF to pay for infrastructure. There are some TIF eligible costs remaining. Sight preparations, enhancements to the structure in excess of local design standards. The major bump will be absorbed by this.

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

Chair Fudge explained it is Planning Commission's job to review the first four criteria mentioned in the review comments and determine if the application fits the criteria.

Bain moved and Matthews seconded the motion to approve the resolution recommending approval of the Murphy Tractor Commercial Redevelopment Plan and approval of related actions. Voting Aye: Fudge, Bain, Wurl, Matthews, Forbes, Davies, Van Velson. Voting Nay: None. Absent: McKeone, Jett. Motion carried.

5. Old Business.

There was discussion regarding the vote on the church rezoning from the August meeting. City Council not approving the rezoning sent a message about commercial developments in a residential area. It was discussed that the neighborhood and City Council may not have even been in favor if it was presented as a Conditional Use Permit.

Judy stated that there has been talk about using vacant churches for other things being a conditional use instead of having to rezone. She suggested adding a venue as a conditional use in a certain area with certain conditions depending on how many people. She suggested discussing this at another meeting.

6. New Business.

Judy mentioned the Agenda for the NPZA Fall Virtual Zoom Conference October 13<sup>th</sup> from 8:00 a.m. to 3:45 p.m. She has paid the \$100 to allow anyone to access it and asked the Planning Commission members to let her know if they want the link. The workshop is done by NPZA so it will be pertinent to Planning and Zoning.

7. Adjourn. Chair Fudge adjourned the meeting at 5:57 p.m.

Respectfully Submitted,

Michelle Bain  
Recording Secretary