

NOTICE OF MEETING AND
PLANNING COMMISSION AGENDA

Notice is hereby given that the Planning Commission of the City of North Platte will hold a meeting on December 26, 2023 at 5:30 p.m. The meeting will be held in the City of North Platte Council Chambers located in City Hall at 211 West Third Street, North Platte, Nebraska.

The City of North Platte is inviting you to view the meeting live on YouTube at the following link <https://www.ci.north-platte.ne.us/government/city-departments/development/planning-commission-agendas-minutes/>

The following items will be heard, and all interested persons are invited to attend.

1. Roll Call.

A current copy of the open meetings act of Nebraska is posted at the back of the Council Chambers.

2. Approve minutes of the meeting held November 28, 2023.
3. Presentation City of North Platte 1&6 Year Road Plan – Brent Burklund, City Engineer
4. File No. SU23-009 Discuss and consider action on an application by Rhoads Enterprises, Inc. for NP Subdivision located at 2321 W. 18th Street in an R-3 Dwelling District on property described as Lot 2 Cochran First Replat, North Platte, Lincoln County, Nebraska.
5. Public Hearing File No. CU23-001 Discuss and consider action on an application by Tri-State Broadcasting Association, Inc. for a conditional use permit to allow extension of an existing radio communication tower from 70’ to 110’ located at 201 South Bailey in a B-2 Highway Commercial District on property described as Lot 1 KJLT Replat, North Platte, Nebraska.
6. Public Hearing Discuss and consider action to annex Parcel ID # 0053645.00, 0053635.00 and 0053585.10 described as Part of the E ½ W ¼ & Part of the W ½ W ¼ Section 2, Township 13N, Range 30 West of the 6th P.M., Lincoln County, Nebraska and Part of Lot 3 & Lot 4 north of Suburban Irrigation Ditch and Part of Accretions of Lot 3 & Lot 4 Section 11, Township 13 N, Range 30 West of the 6th P.M., Lincoln County, Nebraska into the corporate limits of the City of North Platte consisting of approximately 209 acres.
7. Public Hearing Discuss and consider action to annex Parcel ID #0055485.00 and 0053596.00 described as North Platte Farms Subdivision Part of Tract A S ½ of Lot 3 & N ½ of Section 10, Township 13 N, Range 30 West of the 6th P.M, Lincoln County, Nebraska and a Tract of land in Part of the SE ¼ of Section 4, Township 13N, Range 30 W of the 6th P.M., Lincoln County, Nebraska into the corporate limits of the City of North Platte consisting of approximately 41.86 acres.

8. Public Hearing Discuss and consider action on a resolution regarding the City of North Platte, Nebraska Southeastern Analysis Area Update Blight and Substandard Study as prepared by Marvin Planning Consultants, Inc., 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 study includes an estimated 743.55 acres located generally from South Tabor Avenue east to Newberry Access Road and from East E Street south to the South Platte River.
9. Public Hearing Discuss and consider action on a resolution regarding the Extremely Blighted Determination Study for North Platte, Nebraska as prepared by Information Art and make a recommendation whether the real estate described should be extremely blighted for development of the City of North Platte pursuant to Nebraska Community Development Law. The study includes an estimated 743.55 acres located generally from South Tabor Avenue east to Newberry Access Road from East E Street south to the South Platte River.
10. Old Business.
11. New Business.
12. Adjourn.