

MINUTES OF THE MEETING OF THE NORTH PLATTE PLANNING COMMISSION HELD ON THE 23<sup>rd</sup> DAY OF JANUARY 2024 IN THE CITY HALL COUNCIL CHAMBERS.

MEMBERS PRESENT: David Fudge, Emily Wurl, Angie Forbes, Kert McKeone, Kathleen Matthews, Glenn Van Velson, Nelson Jett

MEMBERS ABSENT: Jeff Bain, Lee Davies

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. McKeone moved and Forbes seconded the motion to approve the minutes of the meeting held December 26, 2023. Voting Aye: Fudge, Wurl, Forbes, Van Velson, Matthews, Jett, McKeone. Voting Nay: None. Absent: Bain, Davies. Motion carried.
3. Public Hearing Discuss and consider action to annex Parcel ID #0055596.50 and 0055596.57 described as Part of Lot 3 Quality Properties 1st Subdivision and Lot 3 Quality Properties 4th Subdivision, North Platte, Lincoln County, Nebraska into the corporate limits of the City of North Platte consisting of approximately 21.51 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 to the current corporate limits of the City of North Platte.

Rob Stefka, Commercial Investment Services, 212 N. Dewey, was present representing the owners and asked for the Planning Commission's support for this annexation.

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

Van Velson moved and Jett seconded the motion to make a recommendation to annex Parcel ID #0055596.50 and 0055596.57 described as Part of Lot 3 Quality Properties 1st Subdivision and Lot 3 Quality Properties 4th Subdivision, North Platte, Lincoln County, Nebraska into the corporate limits of the City of North Platte consisting of approximately 21.51 acres. Voting Aye: Fudge, Wurl, Forbes, Van Velson, Matthews, Jett, McKeone. Voting Nay: None. Absent: Bain, Davies. Motion carried.

4. Public Hearing File No. Z24-001 Discuss and consider an application by The Connection Homeless Shelter, Inc. to rezone certain land from an A-1 Transitional Agricultural District to an R-3 Dwelling District located at 1103 and 1108 East Francis Street on property described as Block 3 and Block 6 Opportunity Subdivision, North Platte, Lincoln County, Nebraska.

Chair Fudge opened the public hearing.

Judy stated that the applicants are requesting the zone change to allow development of permanent supportive housing. The project, which is planned in phases, will begin with 40 housing units on the south lot and phase two will be built on the north. There will be an increase in traffic in the area, but planned infrastructure development will help traffic flow in the area. The development will have a positive impact on the general economic character of the area by developing quality, affordable housing for low-income community members.

Planning Staff has no objections to the rezoning. The rezoning is in conformance with the current comprehensive plan and subdivision regulations. This area is predominately multi-family residential and with planned road improvements on East Francis Street and South Bryan Avenue, traffic should have a minimal impact on the area. This project will focus on low-income individuals and families in the area and will provide needed low-income housing to the community.

Ashley Lewis, 3112 W. E St., Executive Director of the Homeless Shelter, was present and stated this is a much needed housing development in the community. Initially it will have 40 units ranging in 1, 2, and 3 bedrooms. This will be permanent supported housing to help improve life skills and good quality of life.

There was discussion among the applicant and the Planning Commission regarding the proposed project and funding and location.

Judy Pederson, 411 Sandpiper Way, was present and stated they are the only people building this housing in the North Platte area. As the housing study shows, all levels of housing are needed in the area. This is a great location for walking to job opportunities.

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

Matthews asked if East Francis is scheduled to be extended.

Judy stated East Francis is scheduled to be extended as part of this development project.

Matthews moved and Jett seconded the motion to approve File No. Z24-001 to rezone certain land from an A-1 Transitional Agricultural to an R-3 Dwelling District located at 1103 and 1108 East Francis Street. Voting Aye: Fudge, Wurl, Forbes, Van Velson, Matthews, Jett, McKeone. Voting Nay: None. Absent: Bain, Davies. Motion carried.

5. Election of Officers.

Forbes moved and Wurl seconded the motion that the current slate of officers be kept for the next term. Voting Aye: Wurl, Forbes, Van Velson, Matthews, Jett, McKeone. Voting Nay: None. Abstain: Fudge. Absent: Bain, Davies. Motion carried.

Officers remain: Chair: David Fudge, Vice-Chair/Secretary: Nelson Jett.

6. Old Business. There was no old business.

7. New Business. Judy mentioned the NPZA Conference and asked them to let her know if they want to go.

8. Adjourn. Chair Fudge adjourned the meeting at 5:55 p.m.

Respectfully Submitted,

Michelle Bain  
Recording Secretary