

MINUTES OF THE MEETING OF THE NORTH PLATTE PLANNING COMMISSION HELD ON THE 26<sup>th</sup> DAY OF MARCH 2024 IN THE CITY HALL COUNCIL CHAMBERS.

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

MEMBERS ABSENT: 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 Jett seconded the motion to approve the minutes of the meeting held February 27, 2023. Voting Aye: Fudge, Wurl, Forbes, Van Velson, Matthews, Jett, Bain, McKeone. Voting Nay: None. Absent: Davies. Motion carried.

3. File No. SU24-004 Discuss and consider action on an application by Centennial Park Professional Plaza for Centennial Park Eleventh Subdivision located south of Leota Street between South Oak Street and South Willow Street in a PB-1 Neighborhood Commercial District on property described as Lots 141 and 413, Centennial Plaza Ninth Subdivision, North Platte, Lincoln County, Nebraska.

Judy stated that the subdivision will add Lot 22 for a new building, add parking Lots 144 and 134 east of new Lot 22, will reconfigure Lot 131 into Lot 132. All of the open area, which was previously Lot 413, will become Lot 414. Water and sewer are available to service the lots. Planning Staff has no objections to approval of Centennial Park Eleventh Subdivision.

Rob Stefka, Commercial Investment Services, 212 N. Dewey, was present and stated the new building will be a medical office building. The owner will own the footprint of that building, the other areas will be owned by Centennial Park Professional Plaza.

Bain moved and Matthews seconded the motion to approve make a recommendation to approve File No. SU24-004 preliminary and final approval of Centennial Park Eleventh Subdivision. Voting Aye: Fudge, Wurl, Forbes, Van Velson, Matthews, Jett, Bain, McKeone. Voting Nay: None. Absent: Davies. Motion carried.

4. Public Hearing Discuss and consider action on a resolution regarding the City of North Platte, Nebraska MicroTIF Blight and Substandard Study as prepared by the City of North Platte and make a recommendation regarding its conformity with the City of North Platte Comprehensive Plan 2011 and 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 proposed City of North Platte, Nebraska MicroTIF Blight and Substandard Study includes an estimated 2.69 acres located at 1211 East 4th Street and 403-407 North Bryan Avenue on property described as All of Lot 25 of Platteview Subdivision, North Platte, Lincoln County, Nebraska.

Chair Fudge opened the public hearing.

Van Velson recused himself and stated he has not discussed this matter with any members of this board. He left the meeting at 5:35 p.m.

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 12,152.98 acres with 2,597.97 acres designated as blighted and substandard or 21.38%. The proposed study will designate an additional 2.69 acres as blighted and substandard within city limits which would increase the city's percentage to 21.40%.

The City of North Platte Nebraska Comprehensive Plan Chapter 4 sets several goals, objectives and action steps for housing in the community, listed are the objectives to creating sufficient housing stock to provide safe choices and options in the community:

- Mixed use – Redevelop underutilized land with a mix of land uses that encourage new housing options.
- Workforce Housing – Create alternative housing options such as senior or low-to-moderate income households.
- Housing alternatives – Provide 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 residential units.
- Keeping pace – Prepare for future growth by extending city infrastructure to areas targeted for development.

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. Allowing development of this property to its full potential is in the best interest of the city and the entire region.

Andrew Van Velson, Van Velson Law Office, 410 E. Francis Street #2, was present representing North Platte Complex LLC. He stated that Elijah Erdei is doing most of the reno on this property. The goal is to tear down and rebuild. They will strip the buildings on the property and redo the outside and inside. They plan to make this into a better and more livable environment.

Elijah Erdei, 5516 Corby Street Apt. 4, Omaha, Nebraska, was present to represent the application.

There was some discussion about the revitalization of the area and what land may still be available.

Mr. Erdei stated all the units projected are one bedroom. The intent is to remove garages and do bedrooms in them. Rent would likely be around \$650 for the one bed, one bath units.

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

City Attorney Troshynski stated the city has been working towards this for a long time and what is being voted on is the resolution to move the blight and substandard study forward. His review is that it meets the requirements to be blighted and substandard.

Fudge reiterated the 5 key factors Planning Commission is to discern.

- 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

Jett moved and Forbes seconded the motion to approve the resolution and recommend adoption of the City of North Platte, Nebraska MicroTIF Blight and Substandard Study, prepared by the City of North Platte, located at 1211 East 4th Street and 403-407 North Bryan Avenue, and approval of related actions. Voting Aye: Fudge, Wurl, Forbes, Matthews, Jett, Bain, McKeone. Voting Nay: None. Absent: Davies, Van Velson. Motion carried.

5. Old Business. There was no old business.
6. New Business. There was no new business.
7. Adjourn. Chair Fudge adjourned the meeting at 5:50 p.m.

Respectfully Submitted,

Michelle Bain  
Recording Secretary