

MINUTES OF THE MEETING OF THE NORTH PLATTE PLANNING COMMISSION HELD ON THE 27th DAY OF OCTOBER 2020 IN THE CITY HALL COUNCIL CHAMBERS.

MEMBERS PRESENT: Bonnie Kruse, Don Weber, Travis Herdt, Marilyn McGahan, Jim Bain, Lee Davies, Tristen Winder

MEMBERS ABSENT: Brent Barker, Nelson Jett

STAFF MEMBERS PRESENT: Judy Clark, Planning Administrator; Michelle Bain, Recording Secretary

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 McGahan 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. Bain moved and Weber seconded the motion to approve the minutes of the meeting held September 22, 2020. Roll call vote: "Aye": Winder, Bain, Weber, McGahan, Davies, Kruse, Herdt. "Nay": None. Absent: Jett, Barker. Motion carried.
3. Public Hearing File No. AM20-007 Discuss and consider action on an application by Micheal Streeter for an amendment to the North Platte Comprehensive Plan 2011 Future Land Use Map to amend certain lands from Residential –Medium Density Single, Duplexes, and Multi-Family to Industrial located at 720 West Front Street and 617 North Oak Street on property described as the north 76 feet of Lot 4, Block 95, Original Town of North Platte, Lincoln County, Nebraska and the South 56 feet of Lot 4, Block 95, Original Town of North Platte, Lincoln County, Nebraska.

Chair McGahan opened the public hearing on Item Nos. 3 and 4 on the agenda.

Judy stated that items #3 and #4 on the agenda involve the same property. The items may be discussed together but must be acted on separately. If item #3 is not approved item #4 cannot be acted on. In order to rezone a property it is the duty of the planning commission to ensure that the rezoning is in conformance with the current comprehensive plan. A comprehensive plan may be amended as the planning commission deems appropriate; therefore, prior to approving the rezoning of this property, the City of North Platte's Comprehensive Plan must be amended to ensure conformity of the rezoning. The request for the amendment has been submitted in conjunction with a rezoning and lot consolidation which will happen as an administrative subdivision if these are approved. The applicants are requesting the zone change to allow future construction of a shop and office building to accommodate Streeter Electric LLC. The size and layout of the construction is still in the planning stages. Planning Staff has no objections to the proposed amendment. Over the past 10 years, properties along West Front Street have continued to transition from residential to industrial and it is anticipated that the trend will continue. Front Street provides easy access to warehouse, office and commercial uses and is a good location for commercial or industrial type development. LeRoy Kramer, Municipal Light and Water, has indicated that once the lots are consolidated the extra water service located on the lot will need to be abandoned; currently the fee to abandon the service is \$200.00. Planning Staff has no objections to the rezoning if the amendment to the land use map is approved.

Micheal Streeter, 751 Walnut Street, Sutherland, was present to represent the application. They would like to get a shop and location on Front Street like other businesses have done.

Elaine Mulvaney, North Platte, owns property within a block of the site they are proposing to rezone. She stated that section of Front Street is residential and the neighborhood is improving in its residential property. When the lot was sold the buyer knew it was residential and does not feel their business should be in that location.

Bain moved and Winder seconded the motion to close the public hearing. Roll call vote: "Aye": Davies, Winder, McGahan, Bain, Weber, Kruse, Herdt. "Nay": None. Absent: Jett, Barker. Motion carried.

There was some discussion among the Planning Commission regarding Front Street going towards industrial zoning although it is a couple blocks away from this property. It seems to be a logical zoning for the area next to the railroad tracks.

Bain moved and Winder seconded the motion to approve File No. AM20-007 an amendment to North Platte Comprehensive Plan 2011 Future Land Use Map to amend certain lands from Residential –Medium Density Single, Duplexes, and Multi-Family to Industrial located at 720 West Front Street and 617 North Oak Street. Roll call vote: “Aye”: Davies, Winder, McGahan, Bain, Weber, Kruse, Herdt. “Nay”: None. Absent: Jett, Barker. Motion carried.

4. Public Hearing File No. Z20-007 Discuss and consider action on an application by Micheal Streeter to rezone certain lands from an R-2 Dwelling District to an I-1 Light Industrial District located at 720 West Front Street and 617 North Oak Street on property described as the north 76 feet of Lot 4, Block 95, Original Town of North Platte, Lincoln County, Nebraska and the South 56 feet of Lot 4, Block 95, Original Town of North Platte, Lincoln County, Nebraska.

The public hearing for Item No. 4 was discussed with Item No. 3 above.

Bain moved and Kruse seconded the motion to approve File No. Z20-007 to rezone certain lands from an R-2 Dwelling District to an I-1 Light Industrial District located at 720 West Front Street and 617 North Oak Street. Roll call vote: “Aye”: Davies, Winder, McGahan, Bain, Weber, Kruse, Herdt. “Nay”: None. Absent: Jett, Barker. Motion carried.

5. Public Hearing File No. AM20-008 Discuss and consider action on an amendment to the North Platte Nebraska Comprehensive Plan 2011 Chapter 10 Land Use and Development and Chapter 11 Annexation.

Chair McGahan opened the public hearing.

Judy pointed out a typographical error that was changed in the final document and a change in the proposed future land use plan.

Mark Woods, 902 N. Emory, was present and asked if people would decide that annexation is good for the city and for them, would it save the city money in legal costs and consultant’s fees. He would like to see the city be transparent and bring in people early and go over the pros and cons.

Judy explained she doesn’t know about the cost, but if anyone wants to annex, it would be good if they would come to the city to proceed. The proposed plan lays the ground work for annexation that may or may not come to fruition.

Mr. Woods stated that the first phase seems to make sense and it seems imperative to do this and get things moving in a positive direction.

Keith Marvin, Marvin Planning Consultants, David City, Nebraska, was present. He stated that state Statute spells out the minimum of what is included in the Comprehensive Plan. Annexation has to be part of that plan which is why there is a map identifying areas that are immediate areas. Two things have to happen: adjacent and contiguous and urban and suburban in area. Regardless if it’s voluntary or involuntary, the whole process with City Council and Planning Commission is the same – public hearing and recommendation from Planning Commission and 3 full readings with City Council.

Michael Cook, 1906 W. Eugene, 660’ outside the city limits was present. He stated the main issue is the cost to the property owners. Some owners are not happy that in the past this commission has allowed industrial and commercial properties to encroach on agricultural properties.

Mr. Marvin pointed out that at this point statute is being fulfilled by identifying areas that are eligible. If the city decides to move forward they have to put together how they are going to provide any services and how it will be paid for. Discussion would happen at a later date.

Judy stated that if a property is being considered for annexation the property owner would be given notice.

Kruse moved and Herdt seconded the motion to close the public hearing. Roll call vote: "Aye": Davies, Winder, McGahan, Bain, Weber, Kruse, Herdt. "Nay": None. Absent: Jett, Barker. Motion carried.

Davies moved and Herdt seconded the motion to approve File No. AM20-008 an amendment to North Platte Nebraska Comprehensive Plan 2011 Chapter 10 Land Use and Development and Chapter 11 Annexation. Roll call vote: "Aye": Davies, Winder, McGahan, Bain, Weber, Kruse, Herdt. "Nay": None. Absent: Jett, Barker. Motion carried.

6. Old Business.

Chair McGahan discussed the NPZA Zoom workshop webinar she attended and stated the sessions will be available online. Judy will let them know when they are available online.

7. New Business. There was no new business to be discussed.

8. Adjourn. Chair McGahan adjourned the meeting at 6:03 p.m.

Respectfully Submitted,

Michelle Bain
Recording Secretary