

MINUTES OF THE MEETING OF THE NORTH PLATTE PLANNING COMMISSION HELD ON THE 28th DAY OF MAY 2024 IN THE CITY HALL COUNCIL CHAMBERS.

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

MEMBERS ABSENT: Lee Davies, Nelson Jett, Emily Wurl

STAFF MEMBERS PRESENT: Judy Clark, Planning Administrator; Kevin Kreger, 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 Bain seconded the motion to approve the minutes of the meeting held April 23, 2024. Voting Aye: Fudge, Van Velson, Matthews, Forbes, Bain, McKeone. Voting Nay: None. Absent: Davies, Jett, Wurl. Motion carried.
3. File No. SU24-008 Discuss and consider action on an application by Marla Cadena for Cadena Replat located at 2803 West 6th Street in an R-3 Dwelling District on property described at Lot 64 Swenson's Second Subdivision to North Platte, Lincoln County, Nebraska.

Judy stated that the subdivision will split one lot into two lots for the purposes of setting two mobile home rentals. At the April 2, 2024 City Council Meeting, Council approved expansion of a non-conforming use to allow two mobile homes on two individuals lots. The proposed lots measure 35' x 194' which exceed the width to depth ratio allowed by city code. Section 155.093(D) of the City of North Platte Municipal Code states that the depth of lot shall be no more than 3 times the width of the lot at the building line. Section 155.170 of the City of North Platte Municipal Code grants the ability for Planning Commission to make a recommendation to City Council allow a variance to depth of lot. In order for the replat to be approved, Planning Commission will need to make a recommendation to approve the variance to the City of North Platte Code of Ordinances Section 155.093(D). Public utilities are available to service the proposed lots. Planning Staff has no objections to the proposed replat if Planning Commission makes a recommendation for a variance to Section 155.093(D).

Van Velson moved and Bain seconded the motion to make a recommendation to approve File No. SU24-008 preliminary and final approval of Cadena Replat and make a recommendation to approve a variance to Section 155.093(D) to allow the depth of the lot to exceed 3 times the width. Voting Aye: Fudge, Van Velson, Matthews, Forbes, Bain, McKeone. Voting Nay: None. Absent: Davies, Jett, Wurl. Motion carried.

4. Public Hearing Discuss and consider action on a resolution regarding the Redevelopment Plan for the Canteen Commons Apartments Redevelopment Project on property described as Lots 1, 2, 3, 4, 5, 6, 7 and 8, Block 165, Original Town, North Platte, Lincoln County, Nebraska pursuant to Nebraska Community Development Law.

Chair Fudge opened the public hearing.

Judy explained 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 sufficient housing stock to provide safe choices and options for types of units and by cost. Sufficient housing stock and options is obtained by:

- Redeveloping underutilized land with a mix of land uses that encourage new housing options, neighborhood services, and a variety of transportation options (sidewalks, paths, trails, and roads)
- Reducing the number of substandard housing units in the community.
- Creating alternative housing options such as senior housing or low-to-moderate income housing.
- Providing 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 rental units.
- Affirm and support fair housing practices in North Platte
- Preparing for future growth by extending city infrastructure to areas targeted for development.

As presented in the Redevelopment Plan, the Redevelopment Project consists of construction of a 28-unit apartment complex on the project site. The project will develop the vacant lots, Lot 2 through 7, and will leave the two current residential lots, Lots 1 and 8, undeveloped. Planning staff recommends approval of the Canteen Commons Apartments Redevelopment Project Redevelopment Plan and passage of the attached 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. The property is located in an area that has been declared extremely blighted and substandard. This area is appropriate for multi-family residential development. The proposed project is within walking distance of commercial areas downtown providing a walkable residential area for workforce housing occupants. The proposed development is a good fit for the area and for overall growth and development of the City of North Platte.

Sam Byrn, 20000 E. Fort McPherson Road, Maxwell, NE spoke in favor of the project.

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

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

5. Public Hearing File No. AM24-002 Discuss and consider action on an application by Mark and Kadin Oettinger (Stonebridge, LLC) for an amendment to the North Platte Nebraska Comprehensive Plan 2011 Future Land Use Map amending certain lands from Residential Low Density Single Family to Commercial located on South Buffalo Bill Avenue north of West State Farm Road on property described as Block 2, Glennfield's Third Subdivision, Lincoln County, Nebraska, consisting of approximately 9.96 acres.

Chair Fudge opened the public hearing on Item Nos. 5 and 6 on the agenda and stated that Items #5 and #6 on the agenda involve the same property and may be discussed together. If Item #5 is not approved, then Item #6 cannot be acted on and will be pulled from the agenda.

Judy stated that 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. The request for the amendment has been submitted in conjunction with a rezoning. The applicants are requesting the amendment to allow a change in zoning. Planning Staff has no objections to the amendment. The parcel is currently vacant and surrounded by suburban residential areas on the east and north with commercial areas on the south and west. The property is directly abutting a high traffic road with speeds posted that are more conducive to commercial areas.

Additional commercial development in the area where there is existing commercial development should not be a detriment to neighboring properties.

Judy further stated that the applicant states that the site will be used for a new marina/boat service center. A new building will be constructed to service local boats and engines with an opportunity for retail boat sales. The applicant does not feel there will be any increase in traffic as Buffalo Bill is highly utilized by North Platte residents traveling to Lake Maloney. This is a very convenient location for residents that live in North Platte and at the lake. Most boaters in the community must travel out of town for repairs and is a loss to the community. Planning Staff has no objections to the rezoning. The parcel is currently vacant and surrounded by suburban residential areas on the east and north with commercial areas on the south and west. The property is directly abutting a high traffic road with speeds posted that are more conducive to commercial areas. Additional commercial development in the area where there is existing commercial development should not be a detriment to neighboring properties. City of North Platte Code of Ordinances Section 156.196(B) allows for service stations, vehicle dealers and garages provided none of the activities of a junk dealer, auto wrecking or salvage yard shall be carried on in this classification.

Applicant Mark Oettinger, 18095 State Farm Road, Hershey, NE addressed the commission reference his application and received and answered commission questions.

Gary Person, President and CEO, North Platte Area Chamber and Economic Development spoke in favor of the project.

Judy received a call from Ken Kaskie, 104 S. Maple, the owner of Twin Rivers Testing & Environmental LLC, asking if an Environmental Impact Statement would be required, since the business would frequently work with and dispose of oil and other chemicals. Judy stated that Kaskie also expressed concern about increased noise.

Bain moved and Matthews seconded the motion to close the public hearing on Item Nos 5 and 6 on the agenda. Voting Aye: Van Velson, Matthews, Forbes, Bain, McKeone. Voting Nay: None. Abstain: Fudge. Absent: Davies, Jett, Wurl. Motion carried.

Van Velson moved and Bain seconded the motion to make a recommendation to approve File No. AM24-002 an amendment to the North Platte Nebraska Comprehensive Plan 2011 Future Land Use Map amending certain lands from Residential Low Density Single Family to Commercial located on South Buffalo Bill Avenue north of West State Farm Road. Voting Aye: Van Velson, Matthews, Forbes, Bain, McKeone. Voting Nay: None. Abstain: Fudge. Absent: Davies, Jett, Wurl. Motion carried.

6. Public Hearing File No. Z24-004 Discuss and consider action on an application by Mark and Kadin Oettinger (Stonebridge, LLC) to rezone certain lands from an A-1 Transitional Agricultural District to a B-2 Highway Commercial District located on South Buffalo Bill Avenue north of West State Farm Road on property described as Block 2, Glennfield's Third Subdivision, Lincoln County, Nebraska, consisting of approximately 9.96 acres.

The public hearing for Item No. 6 was held and discussed with Item No. 5 above.

Matthews moved and McKeone seconded the motion to make a recommendation to approve File No. Z24-004 to rezone certain lands from an A-1 Transitional Agricultural District to a B-2 Highway Commercial District located on South Buffalo Bill Avenue north of West State Farm Road. Voting Aye: Van Velson, Matthews, Forbes, Bain, McKeone. Voting Nay: None. Abstain: Fudge. Absent: Davies, Jett, Wurl. Motion carried.

7. Item No. 7 was removed from the agenda.
8. Item No. 8 was removed from the agenda.

9. Public Hearing File No. CU24-002 Discuss and consider action on an application by Lonestar Cowboy Church of North Platte for a conditional use permit to allow a church and accessory structures to be located at 1911 North Buffalo Bill Avenue in an A-1 Transitional Agricultural District on property described as a tract of land in Lots 14 and 15 of Cody Land and Cattle Co. Addition in the Northwest Quarter of Section 29, Township 14 North, Range 30 West of the 6th P.M., Lincoln County, Nebraska.

Chair Fudge opened the public hearing.

Judy stated that the applicant is requesting to use the area for Christian and family-oriented events including but not limited to church and worship services, arena events, livestock grazing, camper hook ups and horse boarding for those traveling to the area. For the time being the existing building will be sufficient; however, the applicants anticipate growth and expansion, and new structures may be necessary. The applicant states that during church services and special events there will be an increase in traffic; however it should not be a detriment to the surrounding area. NebraskaLand Days Arena and Event Center is similar, and the applicants feel this project would be complementary to the activities and events offered there. Planning Staff has no objections to the conditional use application. The property is currently used as agricultural property with an accessory structure. Being in close proximity to the Nebraskaland Days Arena, the Lincoln County Museum, and a proposed commercial use to the north, allowing a church with accessory uses in this area should not be a detriment to the surrounding property owners.

John Sexton, Pastor of North Platte Cowboy Church addressed the commission and received and answered commission questions.

James Crow, 1819 N. Hayes and Robin Higginbotham, 1901 N. Sheridan both requested application map.

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

Matthews moved and Bain seconded the motion to find the request for a conditional use permit to allow a church and accessory structures to be located at 1911 North Buffalo Bill Avenue meets the minimum standards stated in the North Platte Code of Ordinances Section 156.322 and approve and grant the conditional use permit requested with the condition that all elements of the application are complied with based on the following factual findings:

1. The use shall conform to all applicable ordinances, laws and regulations of any governmental jurisdiction.
2. The use shall have adequate water, sewer, and drainage facilities.
3. Ingress and egress shall be so designated as to minimize traffic congestion in the public streets.
4. The use shall in all other respects conform to the applicable regulations of the district in which it is located
5. The use shall be in harmony with the character of the area and the most appropriate use of the land

Voting Aye: Fudge, Van Velson, Matthews, Forbes, Bain, McKeone. Voting Nay: None. Absent: Davies, Jett, Wurl. Motion carried.

10. Public Hearing File No Z24-006 Discuss and consider action on an application by Bryan and Marie Cabrera (River Valley Investments) to rezone certain land from an R-M Mobile Home District to an R-3 Dwelling District located at 2401 East 2nd Street on property described as Lot 59 Platteview Subdivision, North Platte, Lincoln County, Nebraska.

Chair Fudge opened the public hearing.

Judy stated that the rezoning request is in conformance with the North Platte Nebraska Comprehensive Plan 2011 Future Land Use Map and does not need to be amended. The applicants are requesting the rezoning to allow a subdivision to occur, if the rezoning is not approved the subdivision cannot be approved. The applicant states that they have acknowledged there is an affordable housing shortage but are not in a position to add more housing, so they have decided to subdivide off approximately 1.35 acres of vacant property on the west side of the mobile home park to allow for the sale of the property for new housing opportunities in the community. Once the property is sold, it would be likely that the new owner will construct new residential units. The change in zone will provide a positive effect to the area by opening up additional property for housing.

Planning Staff has no objections to the zone change. The property requesting to be rezoned is the far west portion that is currently part of an existing mobile home park. The property owner plans to offer the far west portion of the property up for sale, which will allow for an additional developable residential lot.

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

Van Velson moved and McKeone seconded the motion to make a recommendation to approve File No. Z24-006 to rezone certain lands from an R-M Mobile Home District to an R-3 Dwelling District located at 2401 East 2nd Street (Proposed Lot 2 Platteview Fourth Replat). Voting Aye: Fudge, Van Velson, Matthews, Forbes, Bain, McKeone. Voting Nay: None. Absent: Davies, Jett, Wurl. Motion carried.

11. File No. SU24-009 Discuss and consider action on an application by Bryan and Marie Cabrera (River Valley Investments) for Platteview Fourth Replat at 2401 East 2nd Street on property described as Lots 59, 60 and 61, Platteview Subdivision, North Platte, Lincoln County, Nebraska.

Judy stated that the subdivision will reconfigure 3 lots into two lots. Lot 2 is proposed to be rezoned from an R-M Mobile Home District to an R-3 Dwelling District. Public utilities are available to service the proposed lots. Planning Staff has no objections to the proposed subdivision if the rezoning has been approved.

McKeone moved and Forbes seconded the motion to make a recommendation to approve File No. SU24-009 preliminary and final approval of Platteview Fourth Replat. Voting Aye: Fudge, Van Velson, Matthews, Forbes, Bain, McKeone. Voting Nay: None. Absent: Davies, Jett, Wurl. Motion carried.

12. Old Business. There was no old business.
13. New Business. There was no new business.
14. Adjourn. Chair Fudge adjourned the meeting at 6:41 p.m.

Respectfully Submitted,

Kevin Kreger
Recording Secretary