

City of Scottsbluff, Nebraska
Monday, March 14, 2016
Regular Meeting

Item Appr. Min.1

Minutes

Approve minutes of 2/8/16

Staff Contact: Annie Urdiales

**Planning Commission Minutes
Regular Scheduled Meeting
February 8, 2016
Scottsbluff, Nebraska**

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The Planning Commission of the City of Scottsbluff, Nebraska met in a regular scheduled meeting on Monday, February 8, 2016, 6:00 p.m. in the City Hall Council Chambers, 2525 Circle Drive, Scottsbluff, Nebraska. A notice of the meeting had been published in the Star-Herald, a newspaper of general circulation in the City, on January 29, 2016. The notice stated the date, hour and place of the meeting, that the meeting would be open to the public, that anyone with a disability desiring reasonable accommodation to attend the Planning Commission meeting should contact the Development Services Department, and that an agenda of the meeting kept continuously current was available for public inspection at Development Services Department office; provided, the City Planning Commission could modify the agenda at the meeting if the business was determined that an emergency so required. A similar notice, together with a copy of the agenda, also had been delivered to each Planning Commission member. An agenda kept continuously current was available for public inspection at the office of the Development Services Department at all times from publication to the time of the meeting.

ITEM 1: Chairman, Becky Estrada called the meeting to order. Roll call consisted of the following members: Anita Chadwick, Mark Westphal, Angie Aguillo, David Gompert, Henry Huber, Dana Weber, and Becky Estrada. Absent: Jim Zitterkopf and Callan Wayman. City officials present: Annie Urdiales, Planning Administrator, Annie Folck, City Planner, and Gary Batt, Code Administrator II.

ITEM 2: Chairman Estrada informed all those present of the Nebraska Open Meetings Act and that a copy of such is posted on bookcase in the back area of the City Council Chamber, for those interested parties.

ITEM 3: Acknowledgment of any changes in the agenda: None

ITEM 4: Business not on agenda: None

ITEM 5: Citizens with items not scheduled on regular agenda: None

ITEM 6: The minutes of January 11, 2016 were reviewed and approved. A motion was made to accept the minutes by Weber, and seconded by Gompert. **“YEAS”:** Huber, Gompert, Westphal, Aguillo, Chadwick, and Estrada. **“NAYS”:** None. **ABSTAIN:** None. **ABSENT:** Zitterkopf and Wayman. Motion carried.

ITEM 7A: The Planning Commission opened a public hearing from applicant(s), Vaquero Ventures and property owner(s), Gaylene Whitney-Krentz, and Merlin Dirks, they have requested a rezone of S 100' of N 250' of Lot 1, Block 1, Miller Place Addition, (1218-20 9th Ave), E 66' N ½ N 300' Lot 1, Block 1, Miller Place Addition (818 E. Ovid.), W 66' N ½ N 300' Lot 1, Block 1, Miller Place Addition (816 E. Ovid.), and part of E ½ & E 16' of W ½ Lot 2, Block 1, Miller Place Addition – 4,200 square ft. (808 E. Ovid.), from R-1A Residential to C-2 – Neighborhood & Retail.

These properties are located on the southwest corner of 9th Avenue and East Overland, the majority of East Overland is commercial use with a few single family residential homes located along both sides of East Overland from 21st Avenue west to 1st Avenue. In the past this section of East Overland was all zoned C-3 Heavy Commercial, we had a few requests from property owners to rezone their homes to residential as the banks at that time would not approve loans for homes located within commercial zones even though the homes were pre-existing non-conforming and a rebuild letter from the City. When the City was updating the zoning map in 2008 the rest of the residential properties along East Overland were changed back to the residential use. This request to change to C-2 Neighborhood Retail Commercial will be a better fit than the previous C-3 zone as there are residential homes located across the street to the east, west, and south, along with an elementary school to the north. The applicants, Vaquero Ventures, if approved plan to remove the dilapidated homes and the commercial building to the west (Zesto Building)

57 to allow for a new commercial building which will fit in with the neighborhood. The Planning Commission
58 asked if in the future a bar could be located in this location, this would not be allowed as they are within
59 150 feet of a school. The City received a few inquiries from neighbors about the proposed change, but
60 neighbors did not express any concerns as the proposed change will improve this area of East Overland.

61
62 The current Comprehensive Development Plan future land use map shows this area as light commercial
63 and the plan for the new Comprehensive plan is to create a district to allow for this type of mixed use. A
64 replat of the lots will be done; this change will bring the property up to current code and allow for the
65 proposed business use. They have checked and are aware of the City's building code requirements for
66 parking and landscaping in a commercial use.

67
68 **Conclusion:** A motion was made by Aguallo and seconded by Chadwick to approve the proposed
69 rezone of the S 100' of N 250' of Lot 1, Block 1, Miller Place Addition, (1218-20 9th Ave), E 66' N ½ N
70 300' Lot 1, Block 1, Miller Place Addition (818 E. Ovid.), W 66' N ½ N 300' Lot 1, Block 1, Miller Place
71 Addition (816 E. Ovid.), and part of E ½ & E 16' of W ½ Lot 2, Block 1, Miller Place Addition – 4,200
72 square ft. (808 E. Ovid.), from R-1A Residential to C-2 – Neighborhood & Retail. "YEAS": Weber,
73 Westphal, Aguallo, Chadwick, and Estrada. "NAYS": None. ABSTAIN: None. **ABSENT:** Zitterkopf, and
74 Wayman. Motion carried.

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76 **ITEM 7B:** The Planning Commission opened a public hearing for the 2016 One and Six Year Street Plan.
77 The State of Nebraska Department of Transportation requires this Street plan be reviewed and approved
78 yearly by the Planning Commission and City Council.

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80 The projects that are listed include work that is being projected for this construction season as well as
81 other street improvement projects that go out to the next six years. The top ten are as follows:

- 82
83 **One** on the list this year is Avenue G from 42nd Street south 720' to 40th Street.
84 **Two** is 42nd St. from Hwy 71 East to Avenue G, & widen to four lanes.
85 **Three** is residential development, 40th Street from Avenue D to Avenue F; pave 12' width 250' to
86 intersection.
87 **Four** - Avenue B from 27th Street north to Highway 26 total replacement with 6" concrete, new curb and
88 gutter.
89 **Five** is more residential development in the Five Oak Subdivision; Mulberry from 38th Street to 40th
90 Street.
91 **Six** is residential development Northridge Subdivision street network construction, Competition Avenue
92 from Champion Avenue north to Trophy Road 700' (5th Avenue & 42nd Street).
93 Number seven Sandstone Subdivision north side of 42nd Street, pave from Avenue I easts to 700' to
94 Existing Sandstone Drive.
95 **Eight** residential development, Northridge Subdivision street network construction, Champion Avenue
96 from 5th Avenue east to Competition Avenue 150'.
97 **Nine** Residential development, Northridge Subdivision street network construction, Trophy Road from 5th
98 Avenue east to Competition Avenue 150'.
99 **Ten** extend 35th Street north to Sitzman Townhouse Development Cul-de-sac, 500'. Numbers eleven
100 through 16 include more residential streets in the Northridge Subdivision, Five Oaks Subdivision, along
101 with a few miscellaneous residential streets.

102
103 Projects in 2015 that were completed include 12th Avenue, and Winter Creek Drive in the Reganis
104 Subdivision, Five Oaks Drive in the Five Oaks Subdivision.

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106 The Transportation Department anticipates that the first project on the list will be completed this year.
107 With the loss of federal funding the approval of LB357 will generate revenue for more street project
108 improvements. Projects can be added or moved up on the list as properties develop.

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110 **Conclusion:** A motion was made by Gompert and seconded by Chadwick to recommend approval of the
111 2016 One and Six Year Plan to City Council. . "YEAS": Weber, Westphal, Aguallo, Chadwick, and
112 Estrada. "NAYS": None. ABSTAIN: None. **ABSENT:** Zitterkopf, and Wayman. Motion carried.

113

114 **ITEM 8: Unfinished Business:** Staff reminded the Planning Commission about the 2016 NPZA/APA
115 conference which will be held on March 9th, 10th, and 11th in Kearney, NE. Also, another class Basic
116 Crime Prevention through Environmental Design will be held at the Harms Center the week of March 7th
117 through the 11th, the cost is \$75.00 per person.

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119 There being no further business, a motion to adjourn was made by Gompert and seconded by Weber.

120 The meeting was adjourned at 6:25 p.m. "**YEAS**": Gompert, Wayman, Westphal, Aguailo, Chadwick,

121 Huber, Weber, and Estrada. "**NAYS**": None. "**ABSTAIN**": None. "**ABSENT**": Zitterkopf and Wayman.

122 Motion carried.

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125 _____
Becky Estrada, Chairperson

126

127 Attest: _____

128 Annie Urdiales