

City of Scottsbluff, Nebraska

Monday, May 13, 2019

Regular Meeting

Item Appr. Min.3

Approve Minutes of the April 8, 2019 Meeting

Staff Contact: Gary Batt

PLANNING COMMISSION MINUTES
REGULAR SCHEDULED MEETING
APRIL 8, 2019
6:00 PM
SCOTTSBLUFF, NEBRASKA

The Planning Commission of the City of Scottsbluff, Nebraska met in regular scheduled meeting on April 8, 2019, at 6:00 PM in the Scottsbluff Council Chambers, at 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 March 22, 2019 and on March 29, 2019. The notice stated the date, time and the location of the meeting, that the meeting was open to the public, 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 offices; 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: 6:06 PM, Chairperson Aguallo called the meeting to order. Roll call consisted of the following members. Linda Redfern, Becky Estrada, Mark Westphal, Dana Weber, Dave Gompert, Angie Aguallo. Absent: Anita Chadwick, Jim Zitterkopf, Callan Wayman, Henry Huber.
City Official present: Gary Batt, Code Administrator II, recording secretary.

Item 2: Chairperson Aguallo informed those present of the Nebraska Open Meetings Act and that a copy is posted in the back of the council chamber in the west corner.

Item 3: Acknowledgement of any changes on the agenda: Removal of the GGO/Landscape ordinance from discussion to later meeting.

Item 4: Business not on agenda; None.

Item 5: Citizens with business not on regular agenda; None.

Item 6: Review Minutes: The minutes from February 11, 2019 and the March 11, 2019 meeting could not be reviewed due to Planning Commission members not all being at the two meetings and with four members not attending the April 8, 2019 meeting the minutes review was postponed till the next meeting.

Item 7: The Planning Commission opened a public hearing for the purpose of reviewing and obtaining comment on a redevelopment plan submitted by HVS, LLP and Original Equipment Co. d/b/a/ Aulick Industries for the expansion of its business to the project site located at 709 South Beltline West. John Selzer (Deputy City Attorney), gave the presentation for the City of Scottsbluff. John stated that members would be asked to make positive recommendation to the CRA and to the City Council. John explained the Planning Commission is asked to review and recommend whether the project and plan comply with the general plan for development of the City and whether the plan

conforming with the 2016 Comprehensive Plan. John added the members would be asked to do so by a positive resolution forwarded to the CRA and City Council.

John explained the location and the zoning of the district. John went through the packet explaining the contents. John spoke about TIF revenues being used and the proposed financing of the project by the redeveloper (Aulick Industries). John spoke of the implantation of the plan and the contract between the redeveloper and the CRA and the City. John went over the financing, projected estimated cost, maps, site plans, and existing land use and the cost benefits to the City.

Chairperson Aguallo asked if anyone in attendance wished to address the Planning Commission. Austin Aulick approached the podium and advised his name and his position with Aulick Industries. Austin gave a short explanation for the relocation to 709 South Beltline West was for the purpose of upgrading the company's capacity to meet their needs for their truck business.

Linda Redfern asked John Selzer if the plan complies with the 2016 Comprehensive Plan. John said that it does comply.

Dana Weber asked if the fire, police and other city departments have knowledge of the plan. Gary Batt advised Dana that the Development committee made up of city staff have talked about this at their last meeting.

Chairperson Aguallo asked if there were any further questions or comments, there being none, Chairperson Aguallo closed the public hearing. Chairperson Aguallo then asked if there was a motion to adopt the resolution for the Aulick Industries redevelopment plan. Weber made a motion to adopt the resolution seconded by Gompert. "Yeas": Redfern, Estrada, Westphal, Weber, Gomper, Aguallo. "Nays": None, "Abstained": None, "Absent": Chadwick, Zitterkopf, Wayman, Huber. Motion Carried.

Item 8: With no further business, Chairperson Aguallo asked for a motion to adjourn at 6:25 PM. Estrada made the motion to adjourn which was seconded by Redfern. "Yeas": Redfern, Estrada, Westphal, Weber, Gompert, Aguallo. "Nays": None, "Abstained": None, "Absent": Chadwick, Zitterkopf, wayman, Huber. Motion Carried.

Angie Aguallo

Attest: _____
Gary Batt, Secretary