

City of Scottsbluff, Nebraska

Monday, June 10, 2019

Regular Meeting

Item Appr. Min.1

Approve Minutes of the May 13, 2019 Meeting.

Staff Contact: Gary Batt

PLANNING COMMISSION MINUTES
REGULAR SCHEDULED MEETING
MAY 13, 2019
6:00 PM
SCOTTSDLUFF NEBRASKA

The Planning Commission of the City of Scottsbluff, Nebraska met in regular scheduled meeting on May 13, 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 April 26, 2019 and on May 3, 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 the 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: 6:00PM, Chairperson Aguallo called the meeting to order. Roll call consisted of the following members. Jim Zitterkopf, Becky Estrada, Callan Wayman, Mark Westphal, Henry Huber, Dana Weber, Dave Gompert, Angie Aguallo.

Absent: Anita Chadwick.

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; None.

Item 4: Business not on the agenda; None.

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

Item 6: The minutes from the February 11, 2019, March 11, 2019 and the April 8, 2019 meetings were reviewed.

Conclusion; a motion was made by Estrada and seconded by Westphal to approve the minutes from the February 11, March 11, and the April 8, 2019 meetings. "Yeas": Zitterkopf, Estrada, Wayman, Westphal, Huber, Weber, Gompert, Aguallo. "Nays": None, "Abstained": None, "Absent": Chadwick. "Motion Carried".

Item 7: The Planning Commission opened a public hearing for the purpose of reviewing and obtaining comment on a Redevelopment Plan submitted by 1dash5 Enterprises, LLC for the Scooters Drive thru Coffee Kiosk Project. Kent Hadenfelt (City Attorney) gave the presentation. Kent stated his law firm also represents Gary Rimington, but at this meeting, Kent was representing the City and Mr. Rimington could seek another attorney for this item if he desired. Kent said all the appropriate entities had been notified of this request. Kent further stated that a resolution would be needed to submit with the CRA and Council since Gary Rimington was seeking TIF assistance. Kent told the members that the Scooters

will be located Avenue I and West Overland intersection. Kent said the business complies with the 2016 Comprehensive Plan and is allowed in this zoning district. Kent added that the City feels this is a good plan for the location.

Mark Westphal asked if this location is in the flood plain and Kent said yes. Kent added the developer is required to build to certain standards for the flood zone.

After Kent finished Gary Rimington greeted the members, he then spoke about the project. Gary said he has purchased the lot and he plans to build another Scooters drive thru Coffee Kiosk there. Gary said the location is in a flood plain and that this area is listed as blighted and substandard. Gary explained the type of structure he plans to build and how the site area will be accessed by using the existing alley on Avenue I. Dave Gompert asked if the City is allowing him to use the alley access and Gary said they are just as on Avenue B. Gary said due to the layout of the building ordering and pickup points, the access opening will be widened at Avenue I to accommodate traffic flow. Dave then asked if the lot is in the flood plain and Gary said it is. Gary explained they plan to meet the flood plain requirements for the building heights, and that the lot did not need to be raised.

Dana Weber asked if LB 840 money could be used for the project? Gary told Dana they cannot at this time, Kent did interject that there are plans in the works to allow this in the future. Dana then asked if the zoning allows for this project. Kent said it does. Kent again said all legal notices were sent to the schools and appropriate entities were notified about the project.

Chairperson asked if anyone else had questions, there being none, Chairperson Aguallo closed the public hearing. Chairperson Aguallo asked for a motion to adopt the resolution which is attached to be sent to CRA and City Council. Dana Weber made a motion to adopt the resolution for the redevelopment plan submitted by 1dash5 Enterprises, LLC which was seconded by Estrada to adopt the resolution. "Yeas": Zitterkopf, Estrada, Wayman, Westphal, Huber, Weber, Gompert, Aguallo. "Nays": None, "Abstained": None, "Absent": Chadwick. "Motion Carried".

Chairperson Aguallo opened a public hearing for the purpose of reviewing and obtaining comments on a Redevelopment Plan submitted by Platte Valley Bank for the Platte Valley Improvement project. Kent Hadenfeldt (City Attorney) gave the presentation. Kent stated that his law firm also represents Platte Valley Bank, but at this meeting, Kent was representing the City and Platte Valley Bank could have representation if they desired.

Kent said the PVB operates as a campus with all the structures on that site belonging to PVB. Kent said the bank wishes to take over the streets on that site and they plan to have raised cross walks, plan to have storm water retention on site, redo the parking lots, add a new street on the east side of the campus. Kent said this amounted to approximately 3 million dollars to complete everything. This is why PVB is submitting this redevelopment plan to apply for TIF funding. Kent said that all legal notices were sent to the schools and appropriate entities about the project. He said it complies with the 2016 Comprehensive Plan. There being no questions from the members, Chairperson Aguallo closed the public hearing asking for a motion to adopt the resolution approving the PVB Redevelopment Plan. Estrada made a motion to adopt the resolution and to forward it to the CRA and City Council, Gompert seconded the motion to adopt the resolution. "Yeas": Zitterkopf, Estrada, Wayman, Westphal, Huber, Weber, Gompert, Aguallo. "Nays": None, "Abstained": None, "Absent": Chadwick. "Motion Carried".

Chairperson asked if we had further business, with Batt saying no, she asked for a motion to adjourn at 6:30PM. Motion to adjourn was made by Estrada and seconded by Gompert to adjourn. "Yeas": Zitterkopf, Estrada, Wayman, Westphal, Huber, Weber, Gompert, Aguallo. "Nays": None, "Abstained": None, "Absent": Chadwick. "Motion Carried".

Angie Aguallo

Attest:_____
Gary Batt, Secretary