

City of Scottsbluff, Nebraska

Monday, August 9, 2021

Regular Meeting

Item Appr. Min.1

July 12, 2021 Meeting.

Staff Contact: Zachary Glaubius, Planning Administrator

PLANING COMMISSION MINUTES
REGULAR SCHEDULED MEETING
July 12, 2021
SCOTTSBLUFF, NEBRASKA

The Planning Commission for the City of Scottsbluff met in regular scheduled meeting on Monday, July 12, 2021, at 6:00 PM in the Scottsbluff City Council Chambers at 2525 Circle Drive, Scottsbluff, Nebraska. A notice of the meeting was published in the Star-Herald, a newspaper of local circulation in the City, on July 2, 2021. The notice stated the date, time, and location of the meeting, and that the meeting was open to the public, that anyone with a disability desiring reasonable accommodation to attend should contact the Development Services office. An agenda is kept current and available for public inspection at the Development Services office provided; the Planning Commission can modify the agenda at the meeting, if the business was determined that an emergency so required. A copy of the agenda packet was delivered to each Planning Commission member.

- 1 Chairman Dana Weber called the meeting to order at 6:00 PM. Roll call consisted of the following members being present, Mark Westphal, Henry Huber, Dana Weber, Callan Wayman, Jim Zitterkopf, "Absent": Anita Chadwick, Angie Aguillo, Dave Gompert, Becky Estrada, Linda Redfern (Alternate). City Officials present were Zachary Glaubius, Secretary/Planning Administrator, Gary Batt, Code Administrator II, and Anthony Murphy, Fire Prevention Officer.
- 2 Chairman Weber informed those present of the Nebraska Open Meetings Act and that a copy was located on the south wall of the Council Chambers.
- 3 Acknowledgement of any changes in the agenda: None.
- 4 Business not on the agenda: None.
- 5 Alternate member Linda Redfern arrived at the meeting at 6:02 PM.
- 6 The minutes from the June 14, 2021 meeting were reviewed. Conclusion, a motion was made by Wayman and seconded by Huber to approve the minutes from January 25, 2021 meeting. "Yeas": Westphal, Huber, Redfern, Wayman, Zitterkopf, Weber. "Abstained": None, "Absent": Aguillo, Chadwick, Gompert, Estrada. The motion carried.
- 7 Members Becky Estrada and Dave Gompert arrived to the meeting at 6:05 PM.
- 8 Chairman Weber opened the public hearing for the Final Plat of Lots 1 & 2 of Block 2, Webber Manor Fourth Addition. Weber asked Glaubius for an overview of the final plat. Glaubius stated the area is currently zoned C-2 and vacant. Glaubius stated Lot 2 would not have any street frontage as required by the subdivision code 21-1-23, however since the land would be received by the city, this would not be an issue. Staff recommended positive recommendation to the City Council. Representative for the applicant Jack Baker with Baker & Associates spoke to the Planning Commission. Baker reiterated that the applicant intends to donate Lot 2 to the city as the land is of no use to anyone except the city. Baker stated Lot 2 would be split again in the future between the city and National Guard. Wayman asked if the access to Lot 5 Webber Manor would be through 31st Street rather than through Lot 2. Baker stated the access to Lot 5 would still be through 31st Street and the access road through Lot 2 is currently impassible due to a fallen tree. Weber closed the public hearing and asked for a recommendation on the final plat of Lots 1 & 2 of Block 2, Webber Manor Fourth Addition. Wayman made a positive recommendation for the resolution, seconded by Westphal to the City Council to make a positive recommendation to the City Council to approve the final plat. "Yeas": Estrada, Westphal, Huber, Gompert, Wayman, Zitterkopf, Weber, Redfern. "Abstained": None, "Absent": Aguillo, Chadwick. The motion carried.

- 9 Chairman Weber opened the public hearing for an Agricultural Estate Dwelling Site at 240024 Frank Drive. Weber asked Glaubius for an overview of AEDS. Glaubius stated the area is currently zoned A-Agricultural. Glaubius stated the applicant is seeking the designation of AEDS for an expanded parcel as the current farmstead parcel does not include the outbuildings. The AEDS would meet the 2-acre minimum area and will create an irrigation easement. Staff recommended positive recommendation to the City Council. Gregg Schilz with MC Schaff spoke for the applicant to the Planning Commission. Schilz stated the existing parcel was suppose to be an AEDS in the past. Schilz explained the irrigation easement is for the center pivot, and stated the applicant either wants to sell the parcel or give it to his son. Fire Marshal Anthony Murphy then spoke to the board. Murphy stated the 911 system is based off the official addresses, and that Frank Drive is not a true street with the correct signage. Murphy stated Frank Drive is not a recognized street in the 911 system. Murphy requested the Planning Commission require the commission to change the address to 240677 Highland Road. Weber inquired if Frank Drive could be made into a recognized road. Murphy stated it may need to meet city specifications to be considered a road, and Weber stated it would then be easier to change the parcel's address. Murphy stated that one of the outbuildings had been used as a residence in the past and would require its own address too. Weber closed the public hearing and asked for a recommendation on the AEDS. made a positive recommendation on the AEDS with the Emergency Services compliant address of 240677 Highland Road and the secondary residence as 240681 Highland Road. Gompert asked if there was a someone residing in the outbuilding. Murphy stated that he was using past knowledge and was not aware if the building were occupied or not. Schilz stated he believed the building was being used for storage. Westphal stated it would be beneficial to have an address assigned to the building if in the future it serves as a residence. Weber concurred. Zitterkopf seconded Westphal's recommendation. "Yeas": Estrada, Westphal, Huber, Gompert, Wayman, Zitterkopf, Weber, Redfern. "Abstained": None, "Absent": Aguillo, Chadwick. The motion carried.
- 10 Chairman Weber opened the public hearing for an Agricultural Estate Dwelling Site at 80497 County Road 22. Weber asked if there was a representative for the AEDS present. Greg Schilz represented the applicant and stated the applicant is looking to sell the farmstead off. Schilz stated an issue with this AEDS is that an existing structure crosses the section/property line, however the structure was built long ago. Weber then asked for staff comments. Glaubius stated it was zoned A-Agricultural and shown as rural in the Comprehensive Plan. Glaubius stated the reserve area does not meet the 80-acre minimum however per 25-3-19.10d, the planning commission may permit the creation of an AEDS out of less than 80 acres of reserved land in the event that the intent of the AEDS is maintained. Glaubius also reiterated a structure crosses an existing property line. Staff recommended a positive recommendation. Gompert asked if the structure would cost any future issues. Batt stated it remain as an existing non-conforming structure. Weber closed the public hearing and asked for a recommendation. Estrada made a positive recommendation for the resolution, seconded by Westphal to the City Council to make a positive recommendation to the City Council to approve the final plat. "Yeas": Estrada, Westphal, Huber, Gompert, Wayman, Zitterkopf, Weber, Redfern. "Abstained": None, "Absent": Aguillo, Chadwick. The motion carried.
- 11 Chairman Weber asked if there was any further business, with there being none, he declared the meeting adjourned at 6:25 PM with the members to signify by saying Aye. Estrada, Westphal, Huber, Gompert, Wayman, Zitterkopf, Weber, Redfern all signified by saying aye.

Chairman Dana Weber

Zachary Glaubius, Secretary