



CITY OF SCOTTSBLUFF
Scottsbluff City Hall Council Chambers
2525 Circle Drive, Scottsbluff, NE 69361
PLANNING COMMISSION AGENDA
Monday, October 11, 2021
6:00 PM

1. Roll Call:

2. Nebraska open Meetings Act: For all interested parties, a copy of the Nebraska Open Meetings Act is posted on a bulletin board at the south wall of the council chambers.

3. Notice of Changes in the Agenda by the City Manager: Additions may not be made to this agenda less than 24-hours before the beginning of the meeting unless added under item 4 of this agenda.

4. Citizens with Items not Scheduled on the Regular Agenda: As required by State Law, no item may be considered under this item unless the Planning Commission determines that the matter requires an emergency action.

5. Approval of the Planning Commission Minutes From:

A. September 13, 2021

6. New Business :

B. Tax Increment Financing - 26 Group Fuel Station and Convenience Store - West Project.

Conduct a public hearing for the purpose of reviewing and obtaining comment on a Redevelopment Plan submitted by 26 Group, LLC for the 26 Group Fuel Station and Convenience Store-West Project. The area to be redeveloped under the Redevelopment Plan is described as Lots 11, 12, and 13, Hight's Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska, commonly known as 823, 827, 831, and 837, W. 27th Street, Scottsbluff, Nebraska.

Review and take action on a Resolution recommending approval of the Redevelopment Plan for the 26 Group Fuel Station and Convenience Store-West Project.

C. Tax Increment Financing - BDS3C, LLC

Conduct a public hearing for the purpose of reviewing and obtaining comment on a Redevelopment Plan submitted by BDS3C, LLC for the Flyover Brewing Company Expansion Project. The area to be redeveloped under the Redevelopment Plan is described as Lot 22, Main Street Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska, commonly known as 1820 Broadway, Scottsbluff, Nebraska.

Review and take action on a Resolution recommending approval of the Redevelopment Plan for the Flyover Brewing Company Expansion Project.

7. Public Hearing :

D. Preliminary Plat

Preliminary Plat of Lots 1 and 2, Block 3, West Nebraska Express Subdivision, situated in Part of the Southwest Quarter of the Northwest Quarter of Section 24, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska.



E. Final Plat

Final Plat of Lots 1 and 2, Block 3, West Nebraska Express Subdivision, situated in Part of the Southwest Quarter of the Northwest Quarter of Section 24, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska.

F. Preliminary Plat

Preliminary Plat of Block 1, BF Properties, situated in the Southeast Quarter of the Southwest Quarter of Section 20, Township 22 North, Range 54 West of the 6th P.M., Scotts Bluff, County, Nebraska.

G. Final Plat

Final Plat of Block 1, BF Properties, situated in the Southeast Quarter of the Southwest Quarter of Section 20, Township 22 North, Range 54 West of the 6th P.M., Scotts Bluff County, Nebraska.

H. Rezone

Rezone Request for Block 1, BF Properties, situated in the Southeast Quarter of the Southwest Quarter of Section 20, Township 22 North, Range 54 West of the 6th P.M., Scotts Bluff County, Nebraska.

8. Officer Election:

I. Nomination of Chairman

J. Nomination of Vice-Chairman

K. Election of Chairman

L. Election of Vice-Chairman

9. Staff Reports:

M. (Informational Only)

10. Schedule Meeting:

N. Confirm next meeting date of November 8, 2021.

11. Adjourn