City of Scottsbluff, Nebraska
Monday, February 14, 2022
Regular Meeting

Item Appr. Min.1

the January 10, 2022 Meeting.

Staff Contact: Zachary Glaubius, Planning Administrator

PLANNING COMMISSION MINUTES
REGULAR SCHEDULED MEETING
January 10, 2022
SCOTTSBLUFF, NEBRASKA

The Planning Commission for the City of Scottsbluff met in regular scheduled meeting on Monday, January 10, 2022 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 general circulation in the city, on December 31, 2021. The notice stated the date, time, and location of the meeting, that the meeting was open to the public, and that anyone with a disability desiring reasonable accommodation to attend should contact the Development Services office. An agenda was kept current and available for public inspection at the Development Services office, provided the Planning Commission can modify the agenda at the meeting if it is 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 6:31 PM. Roll call consisted of the following members being present, Dana Weber, Becky Estrada, Dave Gompert, Mark Westphal, Linda Redfern (Alternate) "Absent": Angie Aguallo, Callen Wayman Anita Chadwick, Henry Huber, Jim Zitterkopf. City Officials present were Zachary Glaubius, Secretary/Planning Administrator, Taylor Stephens, GIS Analyst, Katie Quintana, Fire Marshal, and Tom Schingle, Fire Chief.

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 The minutes from the December 13, 2021 meeting were reviewed. Conclusion: a motion was made by Estrada and seconded by Gompert to approve the minutes from December 13, 2021 meeting. "Yeas" Westphal, Estrada, Weber, Gompert, Redfern "Absent": Chadwick, Zitterkopf, Huber, Aguallo, Wayman. The motion carried.

6 Chairman Weber opened the public hearing at 6:33 PM for Item 6B for a Final Plat of Block 7, Five Oaks Subdivision situated in the northwest quarter of the Section 14, Township 22 North, Range 55 West of the 6th P.M. Glaubius stated City Council approved the location of the utility easement and crosswalk by resolution. Glaubius stated the final plat is in line with the Comprehensive Plan. Glaubius stated staff recommends a positive recommendation. Applicant Bill Trumbull stated this was a final plat for part of the previously approved preliminary plat. Weber closed the public hearing at 6:35 PM.

Conclusion: Motion by Westphal, seconded by Estrada to make a positive recommendation on the approval of the Final Plat of Block 7, Five Oaks Subdivision. "Yeas" Westphal, Estrada, Weber, Gompert, Redfern "Absent": Chadwick, Zitterkopf, Huber, Aguallo, Wayman. The motion carried.

8 Weber opened the public hearing at 6:36 PM for Item 6C regarding a rezone request from C-3 Heavy Commercial to R-1A Single Family Residential for Lot 3, Block 1, Sunset Addition. Glaubius stated the applicant is seeking the rezone of the property at 210 W. 15th Street. Glaubius stated the reason for the rezone request was because the property owner would like to work and expand the house. Glaubius stated this is currently not allowed as a single-family dwelling is not a permitted use in the C-3 district, and it is currently a legal nonconforming use. Glaubius stated the Comprehensive Plan showed the lot as being residential and thus the rezone is in

compliance with the Comprehensive Plan. Glaubius stated staff recommends a positive recommendation. Weber closed the public hearing at 6:38 PM.

9 **Conclusion:** Motion by Estrada, seconded by Gompert to make a positive recommendation on the approval of the rezone request for Lot 3m Block 1, Sunset Addition. “Yeas” Westphal, Estrada, Weber, Gompert, Redfern “Absent”: Chadwick, Zitterkopf, Huber, Aguallo, Wayman. The motion carried.

10 Weber opened the public hearing for Items 6D, E, & F, regarding a zoning text change to Chapter 25 at 6:39 PM. Glaubius stated the proposed repeal of the Gateway Green Overlay Zone was tabled at the December Planning Commission meeting. Glaubius stated he provided the history of the GG-O in the packet. Glaubius stated it was created in 2005, and significantly revised in 2009. Glaubius stated the GG-O relies heavily on language found in the landscaping code, and the GG-O minimally deviates from the landscaping code. Glaubius stated that staff is requesting the zoning text change to be table again for further research and evaluation of the landscaping code. Glaubius stated that some portions of the landscaping code are impractical and overlap. Glaubius stated he would like pursue one large ordinance change rather than several small ones. Glaubius stated that he and staff are still in favor of repealing the GG-O because it does not differ significantly from the landscaping code. Glaubius stated things that are in the GG-O and not the landscaping code can be moved to the landscaping code. Redfern stated the intent of the GG-O was to make sure the entryways to the City were appealing and was concerned the landscaping code would not be sufficient. Redfern stated she was wanting to make sure the city looks comforting. Westphal clarified how long the table was to be. Glaubius stated he would bring it back to the Planning Commission at the February meeting. Weber asked if there were any existing situations where the GG-O was held back. Glaubius stated that there were none he was aware of presently. Weber closed the public hearing at 6:40 PM. Westphal asked for specifics on what developers would like to see. Westphal stated he would like it to see it be both good for the developer and city. Weber asked Trumbull for input. Trumbull stated that it would be beneficial to have it simplified and work for both developers and the city. Gompert asked for additional information at the next discussion.

11 **Conclusion:** Motion by Westphal, seconded by Estrada to table the text ordinance changes for Chapter 25 Articles 2, 5, and 22. “Yeas” Westphal, Estrada, Weber, Gompert, Redfern “Absent”: Chadwick, Zitterkopf, Huber, Aguallo, Wayman. The motion carried.

12 Item 7: Glaubius reported in staff reports about the upcoming Panhandle Planning Workshop on January 25, 2022, and the Planning Commission is invited to attend. Glaubius handed out the schedule for 2022 Planning Commission meetings. Glaubius also brought up that he found the Planning Commission had conducted reviews of the Comprehensive Plan and the Subdivision/Zoning Codes.

Item 8: No Other Business

13 Weber introduced Item 9 regarding scheduling the next Planning Commission meeting on February 14, 2022.

14 Adjournment: Motion by Estrada, seconded by Redfern to adjourn the meeting at 6:46 PM. “Yeas” Westphal, Estrada, Weber, Gompert, Redfern “Absent”: Chadwick, Zitterkopf, Huber, Aguallo, Wayman. The motion carried.

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Chairman Dana Weber

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Zachary Glaubius, Secretary