

# **City of Scottsbluff, Nebraska**

**Monday, May 9, 2022**

**Regular Meeting**

**Item Appr. Min.1**

**April 11, 2022 Meeting.**

**Staff Contact:**

PLANNING COMMISSION MINUTES  
REGULAR SCHEDULED MEETING  
April 11, 2022  
SCOTTSBLUFF, NEBRASKA

The Planning Commission for the City of Scottsbluff met in regular scheduled meeting on Monday, April 11, 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 March 31, 2022. 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 Vice Chairman Becky Estrada called the meeting to order at 6:00 PM. Roll call consisted of the following members being present, Becky Estrada, Dave Gompert, Anita Chadwick, Callen Wayman, Mark Westphal, Angie Aguallo, Linda Redfern (Alternate, Quorum present so excused). "Absent": Dana Weber, Henry Huber, Jim Zitterkopf, . City Officials present were Taylor Stephens, GIS Analyst/Acting Secretary, Gary Batt, Code Administrator II, and Tom Schingle, Fire Chief.
- 2 Vice Chairman Estrada 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 March 14, 2022 meeting were reviewed. Conclusion: a motion was made by Wayman and seconded by Gompert to approve the minutes from March 14, 2022 meeting. "Yeas" Aguallo, Wayman, Chadwick, Westphal, Gompert, Estrada "Nays" "Absent": Huber, Zitterkopf, Weber "Excused": Redfern (alt.) The motion carried.
- 6 Vice Chairman Estrada opened a public hearing at 6:02 PM for Item 6A regarding a special permit request for keeping two (2) horses at part of the South Half of the Southeast Quarter of Section 11, Township 22 North, Range 55 West of the 6<sup>th</sup> P.M, Scotts Buff County Nebraska commonly identified as 210766 W. 42<sup>nd</sup> Street. Stephens stated a clerical correction was needed to the agenda to change the common address from W. 42<sup>nd</sup> Street to E. 42<sup>nd</sup> Street. Stephens stated that Ms. Fliesbach pursued the zoning text change to allow a land owner to get a special use permit to allow horses on lots greater than 2 acres with 1 animal per acre. Stephens stated that Ms. Fliesbach has letters of recommendation from surrounding neighbors in favor of allowing horses on said property. Stephens stated the property is approximately 2.75 acres which allows for 2 horses. Ms. Fliesbach stated that her property is rural and outside corporate limits and that she has letters from her neighbors of not to objecting of said horses. Stephens stated that staff is recommending that the Planning Commission approve the special use permit for 2 horses at said property. Vice Chairman Estrada closed the public hearing at 6:04 PM.
- 7 **Conclusion:** Motion by Westphal, seconded by Gompert to approve the special use permit to Ms. Fliesbach for 2 horses on 210766 E 42<sup>nd</sup> Street. "Yeas" Aguallo, Wayman, Chadwick, Westphal, Gompert, Estrada "Nays" "Absent": Huber, Zitterkopf, Weber "Excused": Redfern (alt.) The motion carried. Mr. Hadenfeldt stated for the record that he drafted the special use

permit for Weber to sign and advised Estrada to black out Weber's name and write Estrada's name in with the title Vice Chair.

- 8 Vice Chairman Estrada opened a public hearing at 6:05 PM for Item 6B regarding a Public Hearing to consider a Final Plat of Big Dog Meadows Subdivision, a tract of land situated in the Southeast Quarter of the Southwest Quarter of Section 15, Township 22 North, Range 55 West of the 6<sup>th</sup> P.M., Scotts Bluff County, Nebraska. Mr. Kiltbau, President of LRK Farms, stated that he is looking to divide this land off the farm in hopes that someday he will be able to build a home there. Westphal requested to see the final plat via the chamber TVs. Hadenfeldt asked about the three lots and about building on all three. Kiltbau responded with possibly building on all three but final plans for each lot are not completed. Kiltbau stated he may reserve two lots to himself. Wayman stated from last meeting minutes that the preliminary plat was already approved and Stephens confirmed this. Stephens stated that the plat was delivered to Scotts Bluff County for their planning commission to review per state statute because there is a road dedication in the plat. Stephens stated that per Bill Maybin of the Scotts Bluff County Building and Zoning that they would just like to be notified when the road is built to add to their roads to maintain. Stephens also stated that a contract for public improvements is drafted and approved from city staff to go to City Council. Stephens stated that staff is recommending that the Planning Commission recommend the approval the final plat to the city council on the condition that the City Council also approve the contract for public improvements. Estrada closed the public hearing at 6:07 PM.
- 9 **Conclusion:** Motion by Wayman, seconded by Gompert make a positive recommendation on the approval of the final plat of Big Dog Meadows Subdivision on the condition that the City Council also approve the contract for public improvements. "Yeas" Aguillo, Wayman, Chadwick, Westphal, Gompert, Estrada "Nays" "Absent": Huber, Zitterkopf, Weber "Excused": Redfern (alt.) The motion carried.
- 10 Estrada introduced Item 6C regarding a rezone of Big Dog Meadows, a tract of land situated in the Southeast Quarter of Section 26, Township 22 North, Range 55 West of the 6<sup>th</sup> PM, Scotts Bluff County, Nebraska from Agricultural to R-1A Single Family Residential. Estrada opened the public hearing at 6:08 PM. Stephens stated the lots are currently zoned agriculture but the proposed lots support an R-1A Single Family Residential rezone. Stephens stated the lots are roughly 2 acres in size and the minimum requirement in R-1A zoning is 5,500 square feet and are in character with the surrounding area. Stephens stated that the staff is recommending that the Planning Commission make a positive recommendation to the City Council to approve the rezone of block 1, lots 1-3, Big Dog Meadows Subdivision on the condition that the City Council approves the contract for public improvements. Estrada closed the public hearing at 6:09 PM.
- 11 Wayman asked about the contracts and plan and what does long term development mean in the comprehensive plan. Stephens stated that the lots in question in the comp. plan are called to be rural and 2 acre lots are rural in nature. Stephens stated that the area is considered long term development with the issue of getting sewer access to the property in a cost-effective process. Stephens stated that long term development is generally anything over 10 years, near term is 1-2 years, and short term is around 5 years. Gompert asked if there has been any communication with the railroad company to bore a sewer line under the railroad. Stephens and Hadenfeldt stated that there has not been any communications yet with the railroad company about this. Hadenfeldt stated that because there is only three new lots that this is unlikely without further development.
- 12 **Conclusion:** Motion by Gompert, seconded by Aguillo to make a positive recommendation to City Council on the approval of the rezone from Agricultural to R-1A Single Family Residential for Big Dog Meadows Subdivision on the condition that the City Council also approve the contract

for public improvements. "Yeas" Aguallo, Wayman, Chadwick, Westphal, Gompert, Estrada  
"Nays" "Absent": Huber, Zitterkopf, Weber "Excused": Redfern (alt.) The motion carried.

13 Item 7: Stephens stated that Zachary Glaubius is out on leave.

14 Item 8: No Other Business

15 Estrada introduced Item 9 regarding scheduling the next Planning Commission meeting on May 9, 2022.

16 Item 10: Adjournment

Adjournment: Motion by Gompert, seconded by Wayman to adjourn the meeting at 6:13 PM.

"Yeas" Aguallo, Wayman, Chadwick, Westphal, Gompert, Estrada "Nays" "Absent": Huber, Zitterkopf, Weber "Excused": Redfern (alt.) The motion carried.

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Chairman Dana Weber

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Taylor Stephens, Acting Secretary