

City of Scottsbluff, Nebraska
Monday, January 9, 2023
Regular Meeting

Item Appr. Min.1

November 1, 2022

Staff Contact:

PLANNING COMMISSION MINUTES
REGULAR SCHEDULED MEETING
November 14, 2022
SCOTTSBLUFF, NEBRASKA

The Planning Commission for the City of Scottsbluff met in regular scheduled meeting on Monday, November 14, 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 November 1, 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 Chair Dana Weber called the meeting to order at 6:00 PM. Roll call consisted of the following members being present, Becky Estrada, Dave Gompert, Callan Wayman, Jerry Stricker, Angie Aguallo, Dana Weber, Kendall Palu, Linda Redfern (Alternate, Quorum present so excused). "Absent": Henry Huber, Jim Zitterkopf. City Officials present were Zachary Glaubius, Planning Administrator, Taylor Stephens, GIS Analyst, and Gary Batt, Code Administrator II.
- 2 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 October 10, 2022 meeting were reviewed. Wayman noted a misspelling of his name. **Conclusion:** a motion was made by Wayman and seconded by Gompert to approve the minutes as corrected from October 10, 2022 meeting. "Yeas" Aguallo, Weber, Wayman, Gompert, Estrada, Palu "Nays": None "Abstain" Stricker, "Absent": Huber, Zitterkopf "Excused": Redfern (alt.) The motion carried.
- 6 Item 6A: Weber opened a public hearing at 6:02 PM regarding a special permit application by Mesner Development Company for townhomes at Lots 1 through 5, Block 6m, Northeast Second Addition. Glaubius stated the townhomes would be located directly west of City Hall on Circle Drive and are considered a special permit use in the R-1A single-family residential zoning district. Glaubius stated each townhome would have a two-car garage which meets the off-street parking requirement of a townhome. Glaubius stated the comprehensive plan identifies the land as Highway 26 commercial, which includes a mix of residential and commercial use. Glaubius stated the land would be replatted to 8 lots. Glaubius stated the townhomes are essentially two-family homes which are a permitted use in the R-1A district, however since the common wall is also a property line, they are considered single-family attached or a townhome. Glaubius stated the staff recommends the Planning Commission approve the townhome special use permit. Applicant Chris Lenz stated the townhomes are workforce housing and they intend to sell each unit for around \$240,000. Lenz stated the Twin City Development and the City LB 840 Fund are assisting in the project. Weber closed the public hearing at 6:05 PM. Stricker stated the townhomes are a good buffer between the existing single-family dwellings and offices. Wayman stated the community needed more housing and this was a good project. Palu inquired if any neighbors had comments. Glaubius stated he had not been contacted by any neighbors regarding the special use permit.

- 7 **Conclusion:** A motion was made by Stricker and seconded by Gompert to approve the special use permit for townhomes at Lots 1 through 5, Block 6, Northeast Second Addition to Mesner Development Company. "Yeas" Aguallo, Weber, Wayman, Gompert, Estrada, Palu, Stricker "Nays": None, "Absent": Huber, Zitterkopf "Excused": Redfern (alt.) The motion carried.
- 8 Weber introduced Item 6B regarding a Public Hearing to consider and take action on a special use permit application by Transwest Inc. for auto sales and service at 1515 E. 20th Street. Weber opened the public hearing at 6:08 PM. Glaubius stated Transwest Inc. is purchased the existing Fremont Motors Ford Dealership at 1515 E. 20th Street. Glaubius stated the property is zoned C-2 in which auto sales and service are a special permit use. Glaubius stated staff looked into the history of the property. Glaubius stated the property was zoned C-3 prior to 1994 which permits auto sales and service; however the property was rezoned sometime between 1994 and 2010 to C-2. Glaubius stated the only change at the property is the name, and staff recommends approval of the special use permit for auto sales and service to Transwest Inc. at 1515 E. 20th Street. Kyle Schmidt from Transwest Inc. stated his company is purchasing the Fremont Ford Dealership, and the company is excited to be part of the community. Weber closed the public hearing at 6:10 PM. Wayman asked Glaubius if a new special permit is needed everytime the dealership changes ownership. Glaubius stated yes, a new special permit would be needed. Wayman suggested a rezone in the future to remove the need for a special permit to operate a dealership at the location. Stricker asked Schmidt if any changes are planned for the dealership. Schmidt stated they intend to update security cameras and lighting, but no major changes are planned at this time.
- 9 **Conclusion:** A motion was made by Stricker and seconded by Estrada to approve the special use permit for auto sales and service at 1515 E. 20th Street to Transwest, Inc. "Yeas" Aguallo, Weber, Wayman, Gompert, Estrada, Palu, Stricker "Nays": None, "Absent": Huber, Zitterkopf "Excused": Redfern (alt.) The motion carried.
- 10 Weber introduced Item 7 regarding the officer elections tabled from the October 10, 2022 meeting. Weber asked for a motion to remove it from the table.
- 11 **Conclusion:** A motion was made by Stricker and seconded by Estrada to remove officer elections from the table. "Yeas" Aguallo, Weber, Wayman, Gompert, Estrada, Palu, Stricker "Nays": None, "Absent": Huber, Zitterkopf "Excused": Redfern (alt.) The motion carried.
- 12 Weber asked for volunteers for the Chair and Vice-Chair offices. Wayman volunteered to serve as Vice-Chair. Gompert nominated Estrada to serve as Chair.
- 13 **Conclusion:** A motion was made by Gompert and seconded by Aguallo to nominate Estrada as Chair and Wayman as Vice-Chair. "Yeas" Aguallo, Weber, Wayman, Gompert, Estrada, Palu, Stricker "Nays": None, "Absent": Huber, Zitterkopf "Excused": Redfern (alt.) The motion carried.
- 14 Staff Reports: None
- 15 Weber introduced Item 9A regarding a discussion on community surveys. Weber asked Stephens to play a Youtube video regarding surveys. Weber stated the video was about a community in similar size and the region. Weber stated community surveys would provide community members another way to share feedback with the Planning Commission instead of attending the monthly meetings. Weber stated this could be useful in the next update to the City's Comprehensive Plan. Stephens presented how the City can conduct surveys online via ArcGIS's Survey123. Stephens stated the surveys could be placed on the City website and also could be linked to QR code. Stephens stated the surveys could have various types of information inputs such as text boxes and check boxes. Wayman recalled conducting surveys for the 2016 Comprehensive Plan. Stephens recommended looking to budget in a comprehensive plan update for the next fiscal year. Wayman inquired how long an update would take. Glaubius stated he was unsure.

- 16 Weber introduced Item 9B and welcomed new Planning Commission members Jerry Stricker and Kendall Palu.
- 17 Estrada introduced Item 10 regarding scheduling the next Planning Commission meeting on December 12, 2022.
- 18 Item 10: Adjournment
- 19 Adjournment: Motion by Wayman, seconded by Estrada to adjourn the meeting at 6:26 PM. "Yeas" Aguallo, Stricker, Palu, Weber, Wayman, Gompert, Estrada "Nays": None "Absent": Zitterkopf, Huber "Excused": Redfern (alt.) The motion carried.

Chairman Dana Weber

Zachary Glaubius, Secretary