

City of Scottsbluff, Nebraska
Monday, July 10, 2023
Regular Meeting

Item Appr. Min.1

June 12, 2023

Staff Contact:

PLANNING COMMISSION MINUTES
REGULAR SCHEDULED MEETING
June 12, 2023
SCOTTSBLUFF, NEBRASKA

The Planning Commission for the City of Scottsbluff met in regular scheduled meeting on Monday, June 12, 2023 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 June 1, 2023. 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 Becky Estrada called the meeting to order at 6:06 PM. Roll call consisted of the following members being present, Becky Estrada, Dave Gompert, Kendall Palu, Jerry Stricker, Linda Redfern (Alternate). "Absent": Dana Weber, Jim Zitterkopf, Angie Aguallo, Henry Huber, Callan Wayman. City Officials present were Zachary Glaubius, Development Services Director, and Gary Batt, Code Administrator II.
- 2 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 April 10, 2023 meeting were reviewed. **Conclusion:** a motion was made by Palu and seconded by Stricker to approve the minutes from April 10, 2023 meeting. "Yeas:" Becky Estrada, Linda Redfern, Kendall Palu, Dave Gompert, Jerry Stricker. "Nays:" None "Absent": Dana Weber, Callan Wayman, Jim Zitterkopf, Angie Aguallo, Henry Huber. The motion carried.
- 6 Estrada introduced Item 6A regarding a public hearing to consider the final plat of Lot 24A, Hillerege Addition. Estrada opened the public hearing at 6:07 PM. Glaubius stated the final plat is a simple replat of two pieces of land. Glaubius stated this type of replat is typically done administratively, however in the case of Lot 24A, the new lot did not meet the 3 acre minimum size of the R-1B district. Glaubius stated the land was originally platted in the 1940s and was subdivided incorrectly at some point. Stricker asked if this was how the City typically handled lots that did not meet the minimum area requirement. Glaubius stated the City has a precedent of approved replats which bring lots closer to conformance when the originally lots were platted before the zoning ordinance was adopted or the land came into the city's zoning jurisdiction. Glaubius stated that staff recommended a positive recommendation on approval of the final plat. Estrada closed the public hearing at 6:15 PM.
- 7 **Conclusion:** Motion by Stricker to make a positive recommendation on the approval of the final plat of Lot 24A, Hillerege Addition, seconded by Palu. "Yeas:" Becky Estrada, Linda Redfern, Kendall Palu, Dave Gompert, Jerry Stricker. "Nays:" None "Absent": Dana Weber, Callan Wayman, Jim Zitterkopf, Angie Aguallo, Henry Huber. The motion carried.
- 8 Estrada introduced Item 7 regarding staff reports. Glaubius stated he had received agenda items for a July Planning Commission meeting
- 9 Item 8: Planning Commission confirmed the next meeting date of July 10, 2023.

10 Item 9: Adjournment

11 Adjournment: Motion by Stricker, seconded by Palu to adjourn meeting at 6:39 PM. "Yeas:"

Becky Estrada, Linda Redfern, Kendall Palu, Dave Gompert, Jerry Stricker. "Nays:" None

"Absent": Dana Weber, Callan Wayman, Jim Zitterkopf, Angie Aguallo, Henry Huber. The motion carried.

Becky Estrada, Chairperson

Zachary Glaubius, Secretary