

City of Scottsbluff, Nebraska
Monday, September 11, 2023
Regular Meeting

Item Appr. Min.1

July 10, 2023

Staff Contact:

PLANNING COMMISSION MINUTES
REGULAR SCHEDULED MEETING
July 10, 2023
SCOTTSBLUFF, NEBRASKA

The Planning Commission for the City of Scottsbluff met in regular scheduled meeting on Monday, July 10, 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 30, 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 6:00 PM. Roll call consisted of the following members being present, Becky Estrada, Dave Gompert, Angie Aguallo, Jerry Stricker, Linda Redfern (Alternate). "Absent": Dana Weber, Jim Zitterkopf, Kendall Palu, 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 June 12, 2023 meeting were reviewed. **Conclusion:** a motion was made by Stricker and seconded by Gompert to approve the minutes from June 12, 2023 meeting. "Yeas:" Becky Estrada, Linda Redfern, Angie Aguallo, Dave Gompert, Jerry Stricker. "Nays:" None "Absent": Dana Weber, Callan Wayman, Jim Zitterkopf, Angie Aguallo, Henry Huber. The motion carried.
- 6 Dana Weber arrived at 6:04 PM.
- 7 Estrada introduced Item 6A regarding a public hearing to consider the special use permit application for Auto Sales and Service by Tim Reganis for the property at 1125 E. 27th Street. Estrada opened the public hearing at 6:04 PM. Glaubius stated the applicant is requesting the permit to move the Reganis Chrysler Dodge Jeep Ram dealership to the E. 27th Street location. Glaubius stated the property is located in the C-2 commercial zoning district, which requires a special use permit for auto sales and service. Glaubius stated the adjacent Honda dealership had a special use permit approved in 2014. Glaubius stated the dealership would have access to both 27th Street and 12th Avenue. Glaubius stated the property was already served by all city utilities, and that staff makes a positive recommendation on approval. Representatives for the applicant, Megan Hayward and Jeff Gion, spoke to the Planning Commission. Gion stated the intent was to move the current Chrysler Dodge Jeep Ram dealership to this location. Gompert asked how much land the dealership would occupy. Hayward showed the site plan for the dealership. Estrada closed the public hearing at 6:06 PM. Stricker inquired what the intent of the special use permit was and if it would be the preliminary plat. Hayward stated this is only the special use permit application as the project cannot move forward without the special use permit. Stricker asked what type of shop was located at the rear of the property. Gion stated it would be for part storage and washing cars. Hayward stated no maintenance would occur in the shop. Gion stated

it would be mainly for oversized parts. Stricker inquired about the existing alley which crosses the dealership. Hayward stated they will be requesting an alley vacation as part of the platting process. Hayward stated the alley would become a utility easement due to existing utilities there. Stricker asked if hail structures would be at the dealership. Gion stated they may install hail structures to the rear of the property; however, they have not decided yet. Stricker asked what the structures would look like as he was concerned of an industrial look due its close proximity to a residential neighborhood. Gion stated they have not decided yet, and with the current Honda dealership they can fit all cars in the building. Redfern asked about landscaping. Hayward stated they will follow the City's landscaping ordinance. Weber stated the Gateway Green Overlay zone was repealed; however, the new landscaping code will still require landscaping. Weber asked if the primary access would be off of 27th Street or 12th Avenue. Hayward stated primary access would be via 27th Street. Weber asked how many acres the dealership will cover. Hayward stated she was not sure the number of acres. Weber asked Glaubius if a traffic study was necessary. Glaubius stated a traffic study would be unlikely needed as the curb cut to the property has already been installed. Gompert asked when the Fire Department would review the plan. Hayward stated they will submit the plans to the State Fire Marshall due to the City's fire marshal position being vacant. Stricker stated he had concern about light on other properties. Batt stated code requires light to stay onsite. Weber asked if the entire area would be paved due to runoff concerns. Hayward stated that city ordinance requires on-site stormwater retention. Stricker made a motion to approve on the condition the plan is reviewed for emergency access. Hayward stated that is required by code. Gompert made a second. Redfern asked for a shortened version of the condition. Stricker stated the condition would require emergency access for both the Honda and the new dealership by the Scottsbluff Fire Department. Weber stated he though this was already covered in code. Stricker stated the reason for the condition to make sure landscaping and structures do not get in the way of emergency vehicles. Aguillo stated she thought this was part of the project review process. Gompert stated this was already existed in code. Weber asked Stricker if this condition was an existing requirement by code. Stricker stated yes. Weber stated conditions are to go above the requirements of code. Stricker stated he did not have the confidence the plans would be properly reviewed. Estrada asked Glaubius is emergency access was part of the project review. Glaubius stated the State Fire Marshall would review the building permit, and a detailed site plan was necessary for the preliminary plat, which city staff would review. Stricker removed the condition.

- 8 **Conclusion:** Motion by Stricker to make a positive recommendation on the approval of the special use permit application, seconded by Gompert. "Yeas:" Becky Estrada, Linda Redfern, Kendall Palu, Dave Gompert, Jerry Stricker, Dana Weber. "Nays:" None "Absent": Callan Wayman, Jim Zitterkopf, Angie Aguillo, Henry Huber. The motion carried.
- 9 Estrada introduced Item 7 regarding staff reports. Glaubius stated there were no staff reports.
- 10 Item 8: Planning Commission confirmed the next meeting date of August 14, 2023.
- 11 Item 9: Adjournment
- 12 Adjournment: Motion by Stricker, seconded by Palu to adjourn meeting at 6:21 PM. "Yeas:" Becky Estrada, Linda Redfern, Dana Weber, Dave Gompert, Jerry Stricker. "Nays:" None "Absent": Kendall Palu, Callan Wayman, Jim Zitterkopf, Angie Aguillo, Henry Huber. The motion carried.

Becky Estrada, Chairperson

