

City of Scottsbluff, Nebraska
Monday, March 11, 2024
Regular Meeting

Item Appr. Min.1

January 8, 2024

Staff Contact:

PLANNING COMMISSION MINUTES
REGULAR SCHEDULED MEETING
JANUARY 8TH, 2024
SCOTTSBLUFF, NEBRASKA

The Planning Commission for the City of Scottsbluff met in regular scheduled meeting on Monday, January 8th, 2024 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 28, 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, Angie Aguallo, Jerry Stricker, Callan Wayman, Kendall Palu, Jim Zitterkopf, Dave Gompert "Absent": Henry Huber, Dana Weber. "Excused": Linda Redfern (alternate) City Officials present were Zachary Glaubius, Development Services Director, Taylor Stephens, GIS Analyst, Gary Batt, Code Administrator II, Logan Lund, Code Administrator I, Tom Schingle, Fire Chief, and Chris Perales, Fire Prevention.
- 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 December 11th, 2023 meeting were reviewed. **Conclusion:** a motion was made by Palu and seconded by Stricker to approve the minutes from December 11th, 2023 meeting. "Yeas:" Becky Estrada, Angie Aguallo, Jerry Stricker, Callan Wayman, Kendall Palu, Jim Zitterkopf, Dave Gompert. "Nays": None. The motion carried.
- 6 Estrada introduced Item 6A, a Public Hearing to consider a rezone of Lot 5, Block 1, Country Club View Addition, commonly identified as 617 W. 19th Street, from C-2 Neighborhood & Retail Commercial to R-1A Single Family Residential. Estrada opened the public hearing at 6:01 PM. Glaubius presented a staff report on the property. Glaubius stated the property has been a residential house for over 100 years. Glaubius stated the neighbors are also houses and will address their zoning at a later date. Glaubius stated the only issue is that the lot does not meet the minimum lot width for R-1A but due to the plats age from 1919, staff does not see this as an issue. Glaubius stated that staff recommends that the planning commission make a positive recommendation to the city council to approve the rezone. The property owner, Sharaya Toof, stated that in order to do upgrades to the property that she wants in zoned properly. Wayman stated a question to Glaubius asking about the corner property for the larger rezone. Glaubius stated that this property would remain as C-2. Estrada closed the public hearing at 6:03 PM. Stricker asked Glaubius if all the residential lots on the block are 50 feet wide and Glaubius answered that they are.
- 7 **Conclusion:** Motion by Stricker to make a positive recommendation to the city council to approve the rezone and seconded by Zitterkopf. "Yeas:" Becky Estrada, Angie Aguallo, Jerry Stricker, Callan Wayman, Kendall Palu, Jim Zitterkopf, Dave Gompert. "Nays": None. The motion carried.

- 8 Estrada introduced Item 6B, a Public Hearing to consider a plat vacation of Block 2, Residency Addition, commonly identified as 2204 Circle Drive. Estrada opened the public hearing at 6:04 PM. Glaubius presented a staff report on the property. Glaubius stated the property owners want to do a future replat of the northern lot of their campus to split off the caretaker's house. Glaubius stated that they need to vacate the plat due to the property already being replatted twice and code states a property cannot be replatted more than two times and this would make it a third replat. Glaubius stated that once the property owner is ready that the replat will be done administratively. Glaubius stated that the buildings on the plat vacation are just used as a diagram and the sewer main will be addressed once building plans are submitted. Glaubius stated that staff recommends that the planning commission make a positive to the city council to approve the plat vacation. Estrada closed the public hearing at 6:06 PM. Stricker posed the question if all easements will be addressed with the proposed structures. Glaubius stated that all easements will be addressed when construction plans are submitted.
- 9 **Conclusion:** Motion by Wayman to make a positive recommendation to the City Council for the plat vacation and seconded by Aguallo. "Yeas:" Becky Estrada, Angie Aguallo, Jerry Stricker, Callan Wayman, Kendall Palu, Jim Zitterkopf, Dave Gompert. "Nays": None. The motion carried.
- 10 Estrada introduced item 7, staff reports. Glaubius stated that he has not worked on the zoning updates yet. Glaubius also stated that there will not be a February meeting. Glaubius stated that the comp plan RFP is out and he has reached out to several consulting firms and that it closes in April. Wayman asked about the Counties Comp Plan RFP and if we could team up. Glaubius stated that we will keep them separate.
- 11 Planning Commission confirmed the next meeting date of March 11.
- 12 Item 9: Adjournment
- 13 Adjournment: Motion by Stricker, seconded by Palu to adjourn meeting at 6:08 PM. "Yeas:" Becky Estrada, Angie Aguallo, Jerry Stricker, Callan Wayman, Kendall Palu, Jim Zitterkopf, Dave Gompert. "Nays": None. The motion carried.

Becky Estrada, Chairperson

Zachary Glaubius, Secretary