

City of Scottsbluff, Nebraska
Monday, May 12, 2014
Regular Meeting

Item Appr. Min.1

Minutes

Approve Minutes of 4/14/14

Staff Contact: Annie Urdiales

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Planning Commission Minutes
Regular Scheduled Meeting
April 14, 2014
Scottsbluff, Nebraska

19 The Planning Commission of the City of Scottsbluff, Nebraska met in a regular scheduled meeting on
20 Monday, April 14, 2014, 6:00 p.m. in the City Hall Council Chambers, 2525 Circle Drive, Scottsbluff,
21 Nebraska. A notice of the meeting had been published in the Star-Herald, a newspaper of general
22 circulation in the City, on April 4, 2014. The notice stated the date, hour and place of the meeting, that the
23 meeting would be open to the public, that anyone with a disability desiring reasonable accommodation to
24 attend the Planning Commission meeting should contact the Development Services Department, and that
25 an agenda of the meeting kept continuously current was available for public inspection at Development
26 Services Department office; provided, the City Planning Commission could modify the agenda at the
27 meeting if the business was determined that an emergency so required. A similar notice, together with a
28 copy of the agenda, also had been delivered to each Planning Commission member. An agenda kept
29 continuously current was available for public inspection at the office of the Development Services
30 Department at all times from publication to the time of the meeting.

31 **ITEM 1:** Chairman, Becky Estrada called the meeting to order. Roll call consisted of the following
32 members: Jim Zitterkopf, Callan Wayman, Mark Westphal, Angie Aguillo, Anita Chadwick, and Becky
33 Estrada. Absent: David Gompert, Henry Huber, Linda Redfern (alternate) and Dana Weber. City
34 officials present: Annie Urdiales, Planning Administrator, Annie Folck, City Planner, and Gary Batt,
35 Code Administrator II.

36 **ITEM 2:** Chairman Estrada informed all those present of the Nebraska Open Meetings Act and that a
37 copy of such is posted on the bulletin board in the back area of the City Council Chamber, for those
38 interested parties.

39 **ITEM 3:** Acknowledgment of any changes in the agenda: None.

40 **ITEM 4:** Business not on agenda: None

41 **ITEM 5:** Citizens with items not scheduled on regular agenda: None

42 **ITEM 6:** The minutes of 3/10/14 were reviewed and approved. A motion was made to accept the minutes
43 by Westphal, and seconded by Wayman. "YEAS": Zitterkopf, Chadwick, Wayman, Westphal, and
44 Estrada. "NAYS": None. ABSTAIN: Aguillo. ABSENT: Gompert, Huber and Weber. Motion carried.

45 **ITEM 7A:** The Planning Commission opened a hearing regarding the Landscape plans for Reganis Auto.
46 This property is addressed as 1117 East 27th Street and located in the City's GGO (Gateway Greenway Overlay)
47 zone. Annie Folck presented the plan noting that we are in the process of updating our GGO zone and
48 the plan presented here features some of the changes we will present to the Planning Commission at a
49 later meeting this summer. Presently a number of trees are to be planted every so many feet. This area
50 will have a groups of trees planted in different areas and allow for the business to be viewed from the
51 Highway and Streets. The groupings of trees are healthier and allows for the trees to thrive in a better
environment. The plants and trees which will be used are a good fit for our area and will have low water
usage. This all fits in with proposed changes we want to implement into our text changes of the current
code. The Planning Commission had questions on the types of trees which will be planted, the trees are
hybrid elms and new to the area the hope is that they will be a long lasting and a good fit. The existing
code has requirements for replacement of trees if they die and need to be removed. This will remain in
the code language.

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53 **Conclusion:** A motion was made by Westphal and seconded by Aguallo to approve the Landscape plan
54 for Reganis Auto at 1117 East 27th Street. “YEAS”: Zitterkopf, Wayman, Westphal, Chadwick,
55 Aguallo, and Estrada. “NAYS”: None. ABSTAIN: None. ABSENT: Gompert, Huber, Redfern
56 (alternate), and Weber. Motion carried.

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58 **ITEM 8: Unfinished Business:** Annie Urdiales asked the Planning Commission to think about possibly
59 attending a half day workshop in July, either the 17th or 18th in Chadron, NE. Scottsbluff is in the
60 Panhandle District of NPZA/APA, the District includes several Cities and Towns, and this meeting will
61 be for everyone in the Panhandle District. The Planner in Chadron has asked to host the meeting this year
62 and they are hoping Planning Commission members will be able to attend and have training in Planning
63 and Zoning issues that commissioners hear at their monthly meetings.

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65 There being no further business the Planning Commission with a motion to adjourn made by Zitterkopf
66 and seconded by Chadwick the meeting was adjourned at 6:15 p.m. “YEAS”: Wayman, Westphal,
67 Chadwick, Aguallo, Zitterkopf, and Estrada. NAYS: none. ABSENT: Huber, Gompert, Redfern
68 (alternate), and Weber. Motion carried.

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Becky Estrada, Chairperson

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73 Attest: _____

74 Annie Urdiales