

**City of Scottsbluff, Nebraska**  
**Monday, September 8, 2014**  
**Regular Meeting**

**Item Appr. Min.1**

**Minutes**

*Approve Minutes of 8/11/14*

Staff Contact: Annie Urdiales

**Planning Commission Minutes  
Regular Scheduled Meeting  
August 11, 2014  
Scottsbluff, Nebraska**

The Planning Commission of the City of Scottsbluff, Nebraska met in a regular scheduled meeting on Monday, August 11, 2014, 6:00 p.m. in the City Hall Council Chambers, 2525 Circle Drive, Scottsbluff, Nebraska. A notice of the meeting had been published in the Star-Herald, a newspaper of general circulation in the City, on August 8, 2014. The notice stated the date, hour and place of the meeting, that the meeting would be open to the public, that anyone with a disability desiring reasonable accommodation to attend the Planning Commission meeting should contact the Development Services Department, and that an agenda of the meeting kept continuously current was available for public inspection at Development Services Department office; provided, the City Planning Commission could modify the agenda at the meeting if the business was determined that an emergency so required. A similar notice, together with a copy of the agenda, also had been delivered to each Planning Commission member. An agenda kept continuously current was available for public inspection at the office of the Development Services Department at all times from publication to the time of the meeting.

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

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

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

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

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

**ITEM 6:** The minutes of July 14, 2014 were reviewed and approved. A motion was made to accept the minutes by Westphal, and seconded by Gompert. "YEAS": Wayman, Aguillo, Westphal, Gompert, Chadwick, Zitterkopf, and Estrada. "NAYS": None. ABSTAIN: Huber. ABSENT: Weber. Motion carried.

**ITEM 7A:** The Planning Commission opened a public hearing to review a request for a special permit submitted by NE Colorado Cellular Inc. d/b/a Viaero Wireless. The request is for a 75' monopole type tower and supporting equipment, to be located at 5014 ½ Avenue I, Scottsbluff Country Club. This is located in our two mile extra territorial jurisdiction and is zoned R-1A –Residential. The Country Club is approximately 128 acres the area where the cell tower will be placed is approximately 1000 sq. ft., and located on the west end of the property directly north of a maintenance building. Representative, Rick Bailly, from Viaero has met with the Fairway Estates Scottsbluff Country Club Board and the Homeowners association and has received approval from both boards; Viaero has also provided copy of letter from the Federal Aviation Administration approving this location. Rick Bailly addressed the Planning Commission in favor of the cell tower.

**Conclusion:** A motion was made by Zitterkopf and seconded by Wayman to approve the special use permit to allow a Wireless Communication Facility - 75' cell tower to NE Colorado Cellular Inc. d/b/a Viaero Wireless to be located at 5014 ½ Avenue I, Scottsbluff Country Club Fairway Estates. "YEAS": Wayman, Chadwick, Zitterkopf, Aguillo, Westphal, Gompert, Huber, and Estrada. "NAYS": None. ABSTAIN: None. ABSENT: Weber. Motion carried.

**ITEM 7B:** The Planning Commission opened a public hearing for a request from property owner(s) Tim & Virginia Reganis, represented by M.C. Schaff and Associates for a final plat and dedication of part of Winter Creek Drive, 12<sup>th</sup> Avenue and 27<sup>th</sup> Street in the City of Scottsbluff, Scott Bluff County, Nebraska, situated in the SE ¼ of the SW ¼ of Section 13, T22N, R55W of the 6<sup>th</sup> P.M., Scotts Bluff County, Nebraska. This plat is the dedicated street right of way and will extend Winter Creek Drive east from Primrose Drive to 12<sup>th</sup> Avenue then the west half of 12<sup>th</sup>

Avenue south to 27<sup>th</sup> Street. These streets will be paved as part of a paving district; these streets will serve residential homes, the college, and businesses.

**Conclusion:** A motion was made by Gompert and seconded by Huber to approve the final plat and dedication of part of Winter Creek Drive, 12<sup>th</sup> Avenue and 27<sup>th</sup> Street in the City of Scottsbluff, Scott Bluff County, Nebraska, situated in the SE ¼ of the SW ¼ of Section 13, T22N, R55W of the 6<sup>th</sup> P.M., Scotts Bluff County, Nebraska. **“YEAS”:** Wayman, Chadwick, Zitterkopf, Aguallo, Westphal, Gompert, Huber, and Estrada. **“NAYS”:** None. **ABSTAIN:** None. **ABSENT:** Weber. Motion carried.

**ITEM 7C:** The Planning Commission opened a public hearing for a request from property owner(s) Western Community College Area, a political subdivision of Nebraska, represented by M.C. Schaff and Associates for a final plat and dedication of 12th Avenue, a replat of part of Block 1A, Scotts Bluff County College Tract in the City of Scottsbluff, Scott Bluff County, Nebraska, situated in the SE ¼ of the SW ¼ of Section 13, T22N, R55W of the 6<sup>th</sup> P.M., Scotts Bluff County, Nebraska. This plat is dedicating the east half of right of way for 12<sup>th</sup> Avenue south from Talisman Drive to 27<sup>th</sup> Street. Twelfth Avenue will also be paved as part of a paving district; Twelfth Avenue will serve residential to the north, college to the east and the Reganis Subdivision to the west.

**Conclusion:** A motion was made by Westphal and seconded by Gompert to approve the final plat and dedication of part of 12th Avenue, a replat of part of Block 1A, Scotts Bluff county College Tract in the City of Scottsbluff, Scott Bluff County, Nebraska, situated in the SE ¼ of the SW ¼ of Section 13, T22N, R55W of the 6<sup>th</sup> P.M., Scotts Bluff County, Nebraska. **“YEAS”:** Wayman, Chadwick, Zitterkopf, Aguallo, Westphal, Gompert, Huber, and Estrada. **“NAYS”:** None. **ABSTAIN:** None. **ABSENT:** Weber. Motion carried.

**ITEM 8. Unfinished Business:** Annie Folck asked the Planning Commission if there were any topic they are interested in, we will be having a seminar in October and would like our Planning Commission to attend. Annie F. also asked that the Planning Commission do the survey for the City’s Comprehensive Development Plan update. We will send them the survey link and more information on the planned conference.

There being no further business the Planning Commission with a motion to adjourn made by Chadwick and seconded by Aguallo the meeting was adjourned at 6:30 p.m. **“YEAS”:** Wayman, Aguallo, Gompert, Chadwick, Weber, Zitterkopf, Westphal, and Estrada. **NAYS:** none. **ABSENT:** Huber. Motion carried.

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Becky Estrada, Chairperson

Attest: \_\_\_\_\_  
Annie Urdiales