

City of Scottsbluff, Nebraska
Monday, November 10, 2014
Regular Meeting

Item Appr. Min.1

Minutes

Approve minutes of 10/13/14

Staff Contact: Annie Urdiales

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Planning Commission Minutes
Regular Scheduled Meeting
October 13, 2014
Scottsbluff, Nebraska

The Planning Commission of the City of Scottsbluff, Nebraska met in a regular scheduled meeting on Monday, October 13, 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 October 3, 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 Aguallo, Jim Zitterkopf, David Gompert, and Becky Estrada. Absent: Dana Weber, Mark Westphal, and Henry Huber. City officials present: 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 September 8th, 2014 were reviewed and approved. A motion was made to accept the minutes by Wayman, and seconded by Chadwick. “YEAS”: Wayman, Aguallo, Gompert, Chadwick, and Estrada. “NAYS”: None. ABSTAIN: Zitterkopf. ABSENT: Huber, Westphal, and Weber. Motion carried.

ITEM 7A: The Planning Commission opened a public hearing to review a request for a special permit submitted by Nevco Wireless representing Verizon. The request is for a 198’ monopole type tower and supporting equipment, to be located on City property north of Highway 92 and east of County Road 19. Verizon has signed an agreement with the City of Scottsbluff, which owns the land on which they are placing the tower. This is located in our two mile extra territorial jurisdiction and is zoned A-Agricultural. The tower will be a 198’ monopole structure with no guy wires. It will look like a light standard at a ball field. The tower will be fenced with 6’ chain link fence with two strand barbed wire. There will be a prefab concrete building adjacent to the tower that will house the radio equipment and the compound will have a stoop light for added security.

Representative Jeffrey Skinner for Nevco Wireless was present to answer questions. He stated that they had checked with the FAA and the Nebraska Department of Aeronautics to make sure that the height of the tower was within compliance with regulations. Commissioner Gompert asked what color the pole was, because there have been some issues with cell towers not being visible to crop dusters. Skinner stated that the pole would be stainless steel, and there are no requirements to paint the pole. These towers are only required to be lit at a height of 200’ or more, so at a height of 198’, it is not required to be lit. Gompert asked if it would be possible to put a light on it, and Skinner stated that to do so would cost \$30,000.

Conclusion: A motion was made by Zitterkopf and seconded by Wayman to approve the special use permit to allow a Wireless Communication Facility - 198’ cell tower to Nevco Wireless, d/b/a Verizon Wireless to be located at 100175 County Road 19. “YEAS”: Wayman, Chadwick, Zitterkopf, Aguallo, and Estrada. “NAYS”: Gompert. ABSTAIN: None. ABSENT: Huber, Weber, and Westphal. Motion carried.

57

58 **ITEM 7B:** The Planning Commission opened a public hearing for a request from property owner(s) Steve Herron,
59 represented by M.C. Schaff and Associates for a final plat of Lot 12A, Block 2, Northern Heights Addition and a
60 replat of vacated Lot 12, Block 2, Northern Heights Addition, and part of vacated 20' alley, an addition to the City
61 of Scottsbluff, Scotts Bluff County, Nebraska. The final plat will re-align lot 12A with lots to the west by lining up
62 the south property line and will straighten property line behind the lot.

63

64 Troy Dondelinger and Dennis Sullivan from M.C. Schaff and Associates were in attendance to answer questions.
65 They stated that this would eliminate the alley behind the property, leaving an easement which would then line up
66 with the easement behind the property to the west. The parcels to the south are preliminary platted and will be
67 revised when the lots are final platted. This plat includes an ordinance to vacate lot 12 and part of the 20' alley
68 which will also be submitted to City Council for approval.

69

70 **Conclusion:** A motion was made by Aguallo and seconded by Gompert to approve the final plat of Lot 12A, Block
71 2, Northern Heights Addition, a replat of vacated Lot 12, Block 2, Northern Heights Addition, and part of vacated
72 20' alley, an addition to the City of Scottsbluff, Scotts Bluff County, Nebraska situated in the SE ¼ of Section 14,
73 T22N, R55W of the 6th P.M., City of Scottsbluff, Scotts Bluff County, Nebraska. **"YEAS":** Wayman, Chadwick,
74 Zitterkopf, Aguallo, Gompert, and Estrada. **"NAYS":** None. **ABSTAIN:** None. **ABSENT:** Huber, Weber, and
75 Westphal. Motion carried.

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77 **ITEM 7C:** The Planning Commission opened a public hearing for a request from property owner(s) City of
78 Scottsbluff, represented by M.C. Schaff and Associates for a replat of Section F of Fairview Cemetery, to allow for
79 the addition of a columbarium for human remains. This plat will be done with an ordinance to vacate Blocks 263
80 and 264.

81

82 Troy Dondelinger and Dennis Sullivan from M.C. Schaff and Associates were in attendance to answer questions.
83 Dondelinger stated that each shelf in the columbarium would be considered its own lot for recording purposes.
84 Commissioner Gompert asked how many shelves were in each columbarium. Dondelinger stated that there would
85 be 80 in each, with two of them being installed immediately. There may be one more installed in the future that
86 would be identical to the two currently being installed.

87

88 **Conclusion:** A motion was made by Chadwick and seconded by Zitterkopf to approve the final plat of Lots A-1
89 through J-8, Blocks 1 & 2, and Blocks 3 & 4, Columbarium Addition to Fairview Cemetery, a replat of vacated Lots
90 1-8, Block 263 & Lots 108, Block 264, replat # Three of Section F, replat # Two of Section E & F, and part of
91 Section D, all part of Third Addition to Fairview Cemetery, City of Scottsbluff, Scotts Bluff County, Nebraska.
92 **"YEAS":** Wayman, Chadwick, Zitterkopf, Aguallo, Gompert, and Estrada. **"NAYS":** None. **ABSTAIN:** None.
93 **ABSENT:** Huber, Weber, and Westphal. Motion carried.

94

95 **ITEM 8. Unfinished Business:** Annie Folck stated that it is time for the annual election of officers. The term
96 lengths for each office are one year, and in the past it has been customary for each officer to serve for three
97 consecutive one-year terms.

98

99 **Conclusion:** A nomination was made by Wayman and seconded by Zitterkopf for Estrada to continue serving as
100 chair. **"YEAS":** Wayman, Chadwick, Zitterkopf, Aguallo, Gompert, and Estrada. **"NAYS":** None. **ABSTAIN:**
101 None. **ABSENT:** Huber, Weber, and Westphal. Motion carried.

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103 A nomination was made by Wayman and seconded by Chadwick for Aguallo to continue serving as vice-char.
104 **"YEAS":** Wayman, Chadwick, Zitterkopf, Aguallo, Gompert, and Estrada. **"NAYS":** None. **ABSTAIN:** None.
105 **ABSENT:** Huber, Weber, and Westphal. Motion carried.

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107 A nomination was made by Estrada and seconded by Wayman for Annie Urdiales to continue serving as secretary.
108 **"YEAS":** Wayman, Chadwick, Zitterkopf, Aguallo, Gompert, and Estrada. **"NAYS":** None. **ABSTAIN:** None.
109 **ABSENT:** Huber, Weber, and Westphal. Motion carried.

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111 Annie Folck also stated that the Panhandle Planning Workshop was held on October 10th, and there was a good
112 turnout. Gompert, Estrada, and Chadwick were all able to attend, and all felt that it was very beneficial to them.

113 Gompert stated that next year it might be helpful if some of the sessions were a little longer. Folck stated that they
114 are hoping to make this an annual event.

115

116 There being no further business, a motion to adjourn was made by Gompert and seconded by Aguillo. The meeting
117 was adjourned at 6:30 p.m. **“YEAS”**: Wayman, Chadwick, Zitterkopf, Aguillo, Gompert, and Estrada. **“NAYS”**:
118 None. **ABSTAIN**: None. **ABSENT**: Huber, Weber, and Westphal. Motion carried.

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122 _____
Becky Estrada, Chairperson

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124 Attest: _____

125 Annie Folck