City of Scottsbluff, Nebraska

Monday, April 13, 2015 Regular Meeting

Item Appr. Min.1

Minutes

Approval of Minutes 3/9/15

Staff Contact: Annie Urdiales

1	Planning Commission Minutes
2	Regular Scheduled Meeting
3	March 9, 2015
4	Scottsbluff, Nebraska
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6	The Planning Commission of the City of Scottsbluff, Nebraska met in a regular scheduled meeting on
7	Monday, March 9, 2015, 6:00 p.m. in the City Hall Council Chambers, 2525 Circle Drive, Scottsbluff,
8	Nebraska. A notice of the meeting had been published in the Star-Herald, a newspaper of general
9	circulation in the City, on February 27, 2015. The notice stated the date, hour and place of the meeting,
10	that the meeting would be open to the public, that anyone with a disability desiring reasonable
11	accommodation to attend the Planning Commission meeting should contact the Development Services
12	Department, and that an agenda of the meeting kept continuously current was available for public
13	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
14 15	similar notice, together with a copy of the agenda, also had been delivered to each Planning Commission
16	member. An agenda kept continuously current was available for public inspection at the office of the
17	Development Services Department at all times from publication to the time of the meeting.
18	Development services Department at an times from paoneation to the time of the meeting.
19	ITEM 1: Chairman, Becky Estrada called the meeting to order. Roll call consisted of the following
20	members: Anita Chadwick, Jim Zitterkopf, Angie Aguallo, Callan Wayman, David Gompert, Henry
21	Huber, and Becky Estrada. Absent: Mark Westphal and Dana Weber. City officials present: Annie
22	Urdiales, Planning Administrator, Annie Folck, City Planner, and Gary Batt, Code Administrator II.
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24	ITEM 2: Chairman Estrada informed all those present of the Nebraska Open Meetings Act and that a
25	copy of such is posted on bookcase in the back area of the City Council Chamber, for those interested
26	parties.
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28	ITEM 3: Acknowledgment of any changes in the agenda: None.
29	ITEM 4: Duainage not an aganda: None
30 31	ITEM 4: Business not on agenda: None
32	ITEM 5: Citizens with items not scheduled on regular agenda: None
33	112/10. Ottizons with items not seneddied on regular agenda. I tone
	ITEM 6: The minutes of February 9, 2015 were reviewed and approved. A motion was made to accept
35	the minutes by Gompert, and seconded by Huber. "YEAS": Zitterkopf, Chadwick, Aguallo, and Estrada
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38	NOTE : Commissioner Dana Weber arrived at 6:05 p.m.
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40	ITEM 7A: The Planning Commission opened a public hearing for proposed ordinance text changes in
41	Chapter 25 dealing with Signs and amending 25-6-1.6 setting forth additional restrictions in signs and
42	repealing and removing a portion of 25-6-6.
43	Staff has been working with legal on clearing up some confusion in our sign ordinance, section 25-6-6
44	currently has two parts a small chart/table with permitted used in different zoning districts and language
45	regarding different requirements for heights, names, and nature of occupancy. The chart/table was
46	removed as this information is already in section 25-6-1.6 and the language was added to the end of 25-6-1.6. This change makes the given ordinance entire to use for both City Staff and the general public when
47	1.6. This change makes the sign ordinance easier to use for both City Staff and the general public when they look on the City website for information on the City's sign ordinance. Staff will continue to raview
48	they look on the City website for information on the City's sign ordinance. Staff will continue to review
49	our code and bring corrections or additions back to the Planning Commission for review.

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Conclusion: A motion was made by Gompert and seconded by Zitterkopf to approve the proposed

changes to the Sign Code 25-6-1.6 "YEAS": Weber, Chadwick, Zitterkopf, Aguallo, Gompert, Huber, 52

Wayman, and Estrada. "NAYS": None. ABSTAIN: None. ABSENT: Westphal. Motion carried. 53

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ITEM 7B: The Planning Commission opened a public hearing for a proposed ordinance amendment change of Chapter 21, Article 1 in our Subdivision Code, relating to amending or re-platting a final plat, and limiting the number of times a plat can be amended or re-platted (21-1-68).

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Staff had previously discussed changing the number of times a final plat can be re-platted or amended. When a property is final platted it is assumed this will be the last time the property will be changed and 60 access and size will be developed as shown on the final plat, but there are times when the original final 61 plat was approved several years back and current circumstances have changed, a new plan may work better with the surrounding development and a change in the layout may be a better fit with the 63 surrounding lots either in size or access onto the property which would be a better fit, a re-plat or amended plat could be filed with the Planning Commission for review and approval with final approval 65 from City Council. In working with the Register of Deeds we have found it is easier for them, title 67 companies, and others to track a property if it is vacated instead of repeatedly re-platted. The George Baltes subdivision is one of the subdivisions that have had several amendments and re-platting making it difficult to research and tract the individual lots as they are sold and resold. Also, when the surveyor replats a lot they have to go back to the very beginning and list this in the title of the plat, this can be quite lengthy when it has been platted and changed several times, and if something is missed has to be done 72 over

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Annie Folck, City Planner, did some research with other cities, The City of Kearney does not allow for any replat and the City of Chadron only allows two. In talking with Jean Bauer at the Register of Deeds on how this could be improved, changing our code to allow a minimum of two re-plats/amendments, seems to be a good fit for the City and if more than two requests for change are made an ordinance to vacate will be required to accompany a new final plat for the requested changes, the ordinance and plat can be done simultaneously.

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Carl Gilbert, a surveyor for Baker & Associates addressed the Planning Commission; he wants to make sure that the request to vacate will be allowed for smaller partial vacations of final plats. Working on preliminary and final plats can be a challenge when many changes have been made the vacation plat or ordinance allows for a clean process. This can help developers to pre-plan better and have less re-plats in the future development. The Planning Commission asked if the cost of a re-plat would be prohibitive to the developer this would depend on the type of development. A survey can cost anywhere from \$500 to \$5,000 depending on the factors.

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> The City can check with legal to make sure partial vacates are allowed, the City wants to work with the developers, surveyors, and the register of deeds and will work on making the process easier.

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Conclusion: A motion was made by Weber and seconded by Chadwick to make a positive 92 recommendation to City Council to approve the proposed ordinance amendment changes of Chapter 21, 93 Article 1 Amending Sections 21-1-68 of the City's Subdivision Code relating to the number of times a plat may be re-platted, limiting the number to two. "YEAS": Weber, Chadwick, Zitterkopf, Aguallo, 95 Gompert, Huber, and Estrada. "NAYS": Wayman. ABSTAIN: None. ABSENT: Westphal. Motion 97 carried.

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99 **ITEM 7C.** The Planning Commission reviewed a proposed ordinance text change in the City's Chapter 20 Obstruction Code. More and more we are receiving requests for Block parties, usually during 101 Holidays or other special events. Annie Folck has been working with Police Chief, Kevin Spencer on

102 103 104	the permit will require that the need to notify all the neighbors, use proper barricades (provided by Transportation Dept.), no alcohol on the public street, sales of any items will be prohibited, no open fires,
105	and emergency access will be available at all times. Time limits of 10:00 p.m. during week days and
106	12:00 midnight on holidays and weekends.
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108	The Planning Commission had concerns about emergency access, want to make sure they are not using
109	vehicles as barricades and the area is kept clear in case of an emergency. Also, asked if there was any
110	language on clean up. A \$250 fine will be imposed if the applicant does not clean up after the party and
111	the City have to come in and clean up.
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113	ITEM 8. Unfinished Business: Updated the Planning Commission on the comprehensive development
114	plan. Taking Request for bids for extension of utilities, where to put in future water and sewer lines, the
115	Army Core of Engineers is also working on a study for the City's floodplain these two items will help
116	plan where physical limitations are and we will be able to plan for future development of the City.
117	PADD is also working on some of the demographics' of the City everything we hope will be ready in
118	October and these will all be incorporated into our comprehensive development plan.
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120	There being no further business, a motion to adjourn was made by Weber and seconded by Gompert. The
121	meeting was adjourned at 6.40 p.m. "YEAS": Gompert, Wayman, Weber, Chadwick, Zitterkopf,
122	Aguallo, Huber, and Estrada. "NAYS": None. ABSTAIN: None. ABSENT: Westphal. Motion
123	carried.
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127	Becky Estrada, Chairperson
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129	Attest:
130	Annie Urdiales