

CITY OF YORK PLANNING COMMISSION

July 11, 2023
5:15 O'CLOCK P.M.

PRESENT Hitz, Nickel, Heskett, Runge, Riley, Ronne, Northrop, Stephens, McDougall

ABSENT None

OTHER CITY OFFICIALS James Paul, Amanda Ring, Dan Aude and Sue Crawford

Chairperson Stephens presided and advised that the Open Meetings Act is on the east wall of the Council Chambers. Notice of this meeting was published in the York News Times on July 1, 2023.

MINUTES

Hitz moved and Runge seconded that the minutes of the June 6, 2023 meeting be approved.

Roll Call Vote: Ayes: Hitz, Nickel, Runge, Riley, Ronne, Northrop, Stephens and McDougall. Absent and not voting: Heskett. Motion carried.

Heskett joined the meeting at 5:17 o'clock p.m.

PRESENTATION OF BLIGHT/SUBSTANDARD STUDY

Bobbi Pettit with Five Rule Rural Planning presented to the Planning Commission the 2023 Blight and Substandard Study; Proposed Amendment A to Redevelopment Area 4 and Proposed Redevelopment Areas 9 and 10 for the City of York. She detailed which areas were being discussed and then gave the criteria to deem an area as blight or substandard. Then she explained the criteria and what qualifications were met for each redevelopment area. Dr. Sue Crawford then addressed the Commission explaining the process to move forward after the presentation of this study.

PUBLIC HEARING FOR BLIGHT/SUBSTANDARD AND GENERAL REDEVELOPMENT PLAN

There was no public comment for this public hearing.

PUBLIC HEARING/DEDICATION OF VACANT LAND

Dave Eigenberg of the Upper Big Blue explained to the Planning Commission how this will be a community project and it will have a tree planted for each fallen military and first responder within York County. Dr. Crawford reminded the Commission that this site requested was not suitable for building and that the details of responsibilities would be addressed in an agreement moving forward. There was no other public comment.

Resolution 2023-11 was presented to the Planning Commission for the City Council to authorize and dedicate the former City wastewater treatment plant vacant land as a military and civil service memorial park.

Ronne moved and Nickel seconded to recommend approval of Resolution 2023-11 to dedicate the former City wastewater treatment plant vacant land as a military and civil service memorial park to

the City Council.

Roll Call Vote: Ayes: Hitz, Nickel, Heskett, Runge, Riley, Ronne, Northrop, Stephens and McDougall. Absent and not voting: None. Motion carried.

PUBLIC HEARING/CONVEYANCE OF REAL ESTATE

James Paul, Public Works Director, explained this ground is from an old wellhouse that has been capped and the City has no use for the property anymore.

Ordinance No. 2352 was presented to authorize the conveyance of real estate to R.L. Kaliff Ranch Company; a tract in part of the southeast quarter of Section 25, Township 10 North, Range 3 West of the 6th P.M., York County, Nebraska.

Ronne moved and Hitz seconded to recommend approval of Ordinance No. 2352 to authorize the conveyance of real estate to R.L. Kaliff Ranch Company; a tract in part of the southeast quarter of Section 25, Township 10 North, Range 3 West of the 6th P.M., York County, Nebraska to the City Council.

Roll Call Vote: Ayes: Hitz, Nickel, Heskett, Runge, Riley, Ronne, Northrop, Stephens and McDougall. Absent and not voting: None. Motion carried.

PUBLIC HEARING/ZONING CHANGE FROM C-2 TO INDUSTRIAL

James Paul, Public Works Director, stated that this is aligned with the comprehensive plan for the City to update some of the C2 Zoning to Industrial Zoning.

Ordinance No. 2354 was presented to amend the zoning map to rezone property located in the C-2 District to the Industrial District.

Ronne moved and Runge seconded to recommend approval of Ordinance No. 2354 to amend the zoning map to rezone some property located in the C-2 District to the Industrial District to the City Council.

Roll Call Vote: Ayes: Nickel, Heskett, Runge, Riley, Ronne, Northrop, Stephens and McDougall. Absent and not voting: None. Abstained with conflict of interest: Hitz. Motion carried.

ADJOURNMENT

There being no further business to come before the Planning Commission, Chairperson Stephens adjourned the meeting, the time being 6:10 o'clock p.m.


Amanda Ring, City Clerk

AGENDA
PLANNING COMMISSION, YORK, NEBRASKA
Tuesday, July 11, 2023
5:15 PM

THE OPEN MEETINGS ACT IS POSTED ON THE EAST WALL OF THE COUNCIL
CHAMBERS

1. The Open Meetings Act is posted on the East Wall of the Council Chambers
2. Notice of this meeting was published in the York News Times on July 1st, 2023
3. Roll Call
4. Minutes of the June 6, 2023 meeting
5. Presentation of blight study
6. Public hearing to consider recommendations to declare an area within the City of York as blight & substandard and to consider approval of a general redevelopment plan for Proposed Amendment A to Redevelopment Area 4 and Proposed Redevelopment Area 9 and 10
7. Public hearing to dedicate vacant land; discuss and make recommendation to City Council:
 - 7.1. Resolution 2023-11 - City Council to authorize and dedicate the former City wastewater treatment plant vacant land as a military and civil service memorial park
8. Public hearing on ordinance for real estate sale; discuss and make recommendation to City Council:
 - 8.1. Ordinance No. 2352 - Authorize the conveyance of real estate to R.L. Kaliff Ranch Company; a tract in part of the southeast quarter of Section 25, Township 10 North, Range 3 West of the 6th P.M. York County, Nebraska
9. Public hearing to consider zoning change from C2 to Industrial for tracts of land located in 12-10-3 and 7-10-2, West of the 6th PM, City of York; discuss and make recommendation to the City Council:
 - 9.1. Ordinance No. 2354 - to amend the zoning map to rezone property located in the C-2 District to the Industrial District
10. Adjournment