

**CITY OF YORK PLANNING COMMISSION**

March 12, 2024  
5:15 O'CLOCK P.M.

PRESENT Stephens, McDougall, Beins, Nickel, Riley and Northrop

ABSENT Heskett, Runge, Ronne

OTHERS Amanda Ring, Dan Aude, James Paul

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 March 5, 2024.

MINUTES

Nickel moved and Riley seconded that the Minutes of the February 6, 2024 meeting be approved.

Roll Call Vote: Ayes: Stephens, Beins, Nickel, Riley and Northrop. Absent and not voting: Heskett, Runge and Ronne. Abstain: McDougall. Nays: none. Motion Carried.

ONE- AND SIX-YEAR STREET IMPROVEMENT PROGRAM

A public hearing was held for the one- and six-year street improvement program for the City of York. James Paul II, Public Works Director, addressed the commission regarding the one- and six-year plan. Discussion was had regarding which projects would be being completed this year.

Following discussion McDougall moved and Nickel seconded that the one- and six-year street improvement plan be presented for approval to the City Council.

Roll Call Vote: Ayes Stephens, McDougall, Beins, Nickel, Riley and Northrop. Absent and not voting: Heskett, Runge and Ronne. Nays: none. Motion Carried.

PRELIM/FINAL REPLAT SKIP'S 2<sup>ND</sup> SUB/IT 12 &13 19-10-2

A public hearing was held for the preliminary and final plat for Skip's 2<sup>nd</sup> Subdivision, City of York and Irregular Tracts 12 and 13, part of the Northwest Quarter of Section 19, Township, 10 North, Range 2, West of the 6<sup>th</sup> PM, City of York, all in York County, Nebraska. Dan Aude informed that for Skip's 2<sup>nd</sup> sub, this was to return the lots to the prior lot lines. Discussion was had regarding the ownership of the lots and the need to separate into more lots than presented for Skip's 2<sup>nd</sup> Subdivision. Discussion was had regarding the change for Irregular Tracts 12 and 13 to split off the rock driveway.

Nickel moved and Riley seconded to postpone Skip's 2<sup>nd</sup> Subdivision until the property owners resolve the issues with the plat.

Roll Call Vote: Ayes Stephens, McDougall, Beins, Nickel, Riley and Northrop. Nays: none.

Absent and not voting: Heskett, Runge and Ronne. Motion Carried.

McDougall moved and Beins seconded to recommend approval of Irregular Tracts 12 and 13, part of the Northwest Quarter of Section 19, Township, 10 North, Range 2, West of the 6<sup>th</sup> PM to the City Council.

Roll Call Vote: Ayes: Stephens, McDougall, Beins, Nickel, Riley and Northrop. Absent and not voting: Heskett, Runge and Ronne. Nays: none. Motion Carried.

#### PUBLIC HEARING TO AMEND ZONING CODE

A public hearing was held for an ordinance to amend the City of York Zoning Code to enact an ordinance to authorize Administrative Plats to provide for lot splits, lot combinations and additions, and boundary adjustments without having to re-plat said lot. Dan Aude explained the ordinance. Dave Rasmussen spoke and urged the commission to reject this ordinance. Vicki Northrop stated she agreed with Dave and urged them to reject the ordinance. Ryan Gieck addressed the commission and stated the Council and City Administrator shouldn't have the ability to streamline this process. Ben Northrop stated that transparency needs to be open and this removes transparency. Hannah Epp encouraged the commission to not give control to a lesser number of people

Ordinance No. 2366 was presented to amend the City of York Zoning Code to enact an ordinance to authorize Administrative Plats.

Northrop made a motion to not recommend this ordinance to council and Nickel seconded that motion for Ordinance No. 2366 to amend the City of York Zoning Code to enact an ordinance to authorize Administrative Plats to provide for lot splits, lot combinations and additions, and boundary adjustments without having to re-plat said lot.

Roll Call Vote: Ayes: Stephens, Nickel, Riley and Northrop. Absent and not voting: Heskett, Runge and Ronne. Abstain: Beins. Nays: McDougall. Motion Carried.

#### ADJOURNMENT

There being no further business to come before the Planning Commission, Chairperson Stephens adjourned the meeting, the time being 5:46 o'clock p.m.

  
Amanda Ring, City Clerk

AGENDA  
PLANNING COMMISSION, YORK, NEBRASKA  
Tuesday, March 12, 2024  
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 March 5, 2024
3. Roll Call
4. Minutes of February 6, 2024 meeting
5. Public hearing on City of York One & Six Year Street Improvement Program; discuss and make recommendations to City Council:
  - 5.1. City of York One and Six Year Street Improvement Program
6. Public hearing on preliminary and final plats; discuss and make recommendations to City Council:
  - 6.1. Skip's 2nd Subdivision, City of York, York County, Nebraska
  - 6.2. Irregular Tracts 12 and 13, part of the Northwest Quarter of Section 19, Township 10 North, Range 2 West, City of York, York County, Nebraska
7. Public hearing to amend the Zoning Code to authorize administrative plats; discuss and make recommendations to City Council:
  - 7.1. Ordinance No. 2366- to amend the City of York Zoning Code to enact an ordinance to authorize Administrative Plats to provide for lots splits, lot combinations and additions, and boundary adjustments without having to re-plat said lot
8. Adjournment