

CITY OF YORK PLANNING COMMISSION

November 12, 2024
5:15 O’CLOCK P.M.

PRESENT Lisa Riley, Bre Egr, Kim Stephens, Richard McDougall, Cindi Nickel, Craig Heskett and Michael Runge

ABSENT Ben Northrop and Jeff Beins

OTHER CITY OFFICIALS Amanda Ring, Dan Aude

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 November 5, 2024.

MINUTES

Nickel moved and McDougall seconded that the Minutes of the October 8, 2024 meeting be approved.

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

PRELIMINARY AND FINAL PLATS:
REPLAT LOTS 1, 2, 3, BLOCK 8, HILLSIDE ADDITION
IT# 34, 2-10-3
YORK FIRE STATION ADDITION

A public hearing was for the preliminary and final plat for the Replat of the West 56’ of Lots 1 and 2 AND Lot 3, Block 8, Hillside Addition; York Fire Station Addition, City of York, York County and Irregular Tract #34, Section 2, Township 10 North, Range 3 West of the 6th PM, York County, Nebraska. Dan Aude shared the Hillside Addition plat meets all of the planning and zoning requirements of the City. The neighbors agreed to move the lot lines to square up each property. On Irregular Tract #34, the owners are adjusting the rectangle of the property from east/west to north/south, to accommodate the construction of a new building. The York Fire Station Addition needed changes from the September meeting and those changes have been updated.

Runge moved and Riley seconded to recommend approval of the preliminary and final plat of the Replat of the West 56’ of Lots 1 and 2 AND Lot 3, Block 8, Hillside Addition, City of York, to the City Council.

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

McDougall moved and Heskett seconded to recommend approval of the preliminary and final plat of Irregular Tract #34, Section 2, Township 10 North, Range 3 West of the 6th PM, York

County, Nebraska, to the City Council.

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

Nickel moved and Runge seconded to recommend approval of the preliminary and final plat of the York Fire Station Addition, City of York, to the City Council.

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

PUBLIC HEARING FOR REZONING ORDINANCE

A public hearing was held to consider amending the zoning map to rezone property located in the R-3 District to the Industrial District. Dan showed the three properties that were subject to rezoning. He stated the sites were posted for rezoning and letters were sent to all property owners within 300' of these properties. It meets the zoning regulations and the storage units to the north are already zoned industrial.

Conner Mogul, 729 Kingsley Ave, York, shared he was not a fan of having this changed to industrial zoning. It opens the potential for industrial zoning south to Nobes Road. Industrial business can be very noisy during all hours and he stated he was concerned about the future of the residential properties.

John Budler, 327 East Ave, York, stated he had requested the rezone to be able to construct a building for storage and a small workshop. The approximate building size is 32' x 60' and that size of building can't be constructed in residential zoning.

McDougall moved and Runge seconded to recommend approval of Ordinance No. 2380 to amend the zoning map to rezone property located in the R-3 District to the Industrial District, to the City Council.

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

ADJOURNMENT

There being no further business to come before the Planning Commission, Chairperson Stephens adjourned the meeting, the time being 5:39 o'clock p.m.


Amanda Ring, City Clerk

AGENDA
PLANNING COMMISSION, YORK, NEBRASKA
Tuesday, November 12, 2024
5:15 PM

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

Public participation in City Council meetings follows the rules established in the City of York Ordinances and the state Open Meetings Act. Pursuant to section 2-32(a) of the City Code and the Open Meetings Act, the presiding officer allows public comments during council meetings on matters designated as public hearings and on matters on the agenda that require passage or other action by the Council. Public comment is not allowed after a motion is made by a council member to pass or act on an agenda item. Comments are not allowed on any item that is not on the agenda to ensure full transparency of discussion items to the public before the meeting as required by the Open Meetings Act.

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 November 5, 2024
3. Roll Call
4. Minutes of the October 8, 2024 meeting
5. Public hearing on preliminary and final plats; discuss and make recommendations to City Council:
 - 5.1. Replat of the West 56' of Lot 1 and 2 AND Lot 3, Block 8, Hillside Addition, City of York, York County, Nebraska
 - 5.2. Irregular Tract 34, Section 2, Township 10 North, Range 3 West of the 6th PM, York County, Nebraska
 - 5.3. York Fire Station Addition, City of York, York County, Nebraska
6. Public hearing to consider amending the zoning map to rezone property located in the R-3 District to the Industrial District; discuss and make recommendation to the City Council:
 - 6.1. Ordinance No. 2380 - to amend the zoning map to rezone property located in the R-3 District to the Industrial District
7. Adjournment