

CITY OF YORK PLANNING COMMISSION

February 10, 2026
5:15 O’CLOCK P.M.

PRESENT JORDAN DICKSON, JEFF BEINS, CINDI NICKEL, ERIC MONTGOMERY,
MICHAEL RUNGE AND LISA RILEY

ABSENT KIM STEPHENS, RICHARD MCDOUGALL AND BRE EGR

OTHERS Dan Aude and Dr. Sue Crawford

Vice - Chairperson Riley called the meeting to order at 5:15 p.m. and advised that the Open Meetings Act is on the east wall of the Council Chambers. Notice of this meeting was published on February 3, 2026.

MINUTES

Runge moved and Montgomery seconded that the minutes of the January 6, 2026 meeting be approved.

Roll Call Vote: Ayes: Dickson, Beins, Nickel, Montgomery, Runge and Riley. Nays: none. Absent & Not Voting: Stephens, McDougall and Egr. Motion Carried.

PUBLIC HEARING FOR PRELIMINARY AND FINAL PLAT

A public hearing was held for a preliminary and final plat for Paradise Park Estates Addition, Replat 3 of Outlot C, City of York, York County, Nebraska. Dan Aude spoke regarding the plat stating that it meets the city’s requirements for lot size and zoning. Most of the area that is being platted is in a flood plain and there is wastewater main that runs through the flood plain. There was discussion among the planning commission members regarding the intent and purpose of this plat. There was no representative for the plat there to answer those questions. There was no other public comment on this plat.

Montgomery moved and Beins seconded that the preliminary and final plat for Paradise Park Estates Addition, Replat 3 of Outlot C, City of York, York County, Nebraska be presented for approval to the City Council.

Roll Call Vote: Ayes: Dickson, Beins, Nickel, Montgomery, Runge and Riley. Nays: none. Absent & Not Voting: Stephens, McDougall and Egr. Motion Carried.

PUBLIC HEARING FOR THE COMPREHENSIVE PLAN UPDATE

A public hearing was held for the updated comprehensive plan for the City of York. Amy Haase, with RDG Planning & Design, gave a short presentation on the updated comprehensive plan. The process for the plan, which involved input, collecting and analyzing data, land use and special area concepts, plan elements, implementation and finally approval of the plan. Statistics were shared on how much public input was received and the methods in which it was received. She discussed land use and how to determine whether uses were compatible and the intensity of the land use relevant to the areas surrounding it. She

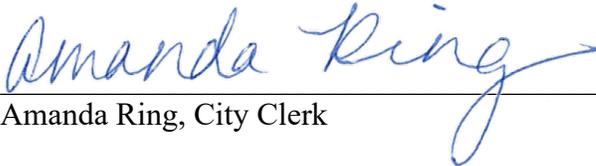
then highlighted the Tower District and land uses, along with walkability and green space discussion. The one-way streets were also discussed briefly. She answered questions of the Commission. Dan Aude also spoke on this stating this is the City's guide for futuristic planning. There was no other public comment.

Montgomery moved and Beins seconded that the updated comprehensive plan for the City of York be presented for approval to the City Council.

Roll Call Vote: Ayes: Dickson, Beins, Nickel, Montgomery, Runge and Riley. Nays: none. Absent & Not Voting: Stephens, McDougall and Egr. Motion Carried.

ADJOURNMENT

There being no further business to come before the Planning Commission, Vice-Chairperson Riley adjourned the meeting, the time being 5:56 p.m.


Amanda Ring, City Clerk

AGENDA
PLANNING COMMISSION, YORK, NEBRASKA
Tuesday, February 10, 2026
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 February 3, 2026
3. Roll Call
4. Minutes of the January 6, 2026 meeting
5. Public Hearing for Preliminary and Final Plat:
 - 5.1. Consider recommendation of the preliminary and final plat for Paradise Park Estates Addition, Replat 3 of Outlot C, City of York, York County, Nebraska
6. Public Hearing on the Comprehensive Plan for the City of York:
 - 6.1. Consider recommendation of the updated comprehensive plan for the City of York
7. Adjournment