

CITY OF YORK PLANNING COMMISSION

February 11, 2025
5:15 O’CLOCK P.M.

PRESENT BEN NORTHROP, KIM STEPHENS, ERIC MONTGOMERY, MICHAEL RUNGE,
LISA RILEY AND BRE EGR

ABSENT RICHARD MCDUGALL, JEFF BEINS AND CINDI NICKEL

OTHERS 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 posted on February 6, 2025.

ELECTION OF A CHAIRPERSON

Runge nominated that Kim Stephens be elected Chairperson and Riley seconded that motion.

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

ELECTION OF A VICE-CHAIRPERSON

Runge nominated that Lisa Riley be elected Vice-Chairperson and Egr seconded that motion.

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

MINUTES

Runge moved and Riley seconded that the minutes of the December 10, 2024 meeting be approved.

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

Montgomery joined the meeting at 5:17 p.m.

ANNEXATION REQUEST FROM CITY OF YORK

Montgomery moved and Egr seconded to recommend approval of the petition for annexation and Ordinance No. 2363 to the City Council; an annexation request from the City of York for the following parcels:

Parcel 1:

A tract of land comprising a part of the West Half of the Southeast Quarter (W½ SE¼) of Section

Twenty-five (25), Township Eleven (11) North, Range Three (3) West of the 6th P.M., York County, Nebraska described as follows: Commencing at the SW corner of the SE¼; thence N01°36'23"W, and on the West line of said SE¼, 79.32 feet to the point of beginning, said point being a 5/8" rebar on the North R.O.W. line of 25th street; thence N01°36'23"W, and on the West line of said SE¼, 2325.37 feet to a 5/8" rebar w/cap on the East R.O.W. line of Highway #81; thence N39°08'40"E, and on the East R.O.W. line of said Highway #81, 304.62 feet to a 5/8" rebar w/cap on the North line of said SE¼; thence N88°32'39"E, and on the North line of said SE¼, 692.70 feet to a 5/8" rebar w/cap on the West R.O.W. line of the Chicago, Burlington & Quincy Railroad; thence S12°29'22"E, and on the West R.O.W. line of the Chicago, Burlington & Quincy Railroad 1154.90 feet to a 1" iron pipe; thence S01°23'46"E, 1419.05 feet to a 3/4" rebar on the North R.O.W. line of 25th Street; thence S88°20'02"W, and on the North R.O.W. line of 25th Street; 1104.40 feet to the Point of Beginning. Henceforth known as Irregular Tract No. 16.

Parcel 2:

A tract of land comprising a part of the SW¼ of Section Twenty-five (25), Township Eleven (11) North, Range Three (3) West of the 6th P.M., York County, Nebraska, described as follows: Commencing at the SE corner of said SW¼; thence N01°36'23"W, and on the East line of said SW¼, 79.32 feet to the Point of Beginning, said point being a 5/8" rebar on the North R.O.W. line of 25th Street; thence S88°13'55"W, and on the North R.O.W. line of said 25th Street, 1946.92 feet to a 5/8" rebar w/cap; thence N36°37'14"E, and on the East R.O.W. line of Highway #81, 195.35 feet to a 5/8" rebar w/cap; thence N41°28'07"E, and on the East R.O.W. line of Highway #81, 1101.78 feet to a 5/8" rebar w/cap; thence N09°16'34"E, and on the East R.O.W. line of Highway #81, 114.12 feet to a 5/8" rebar w/cap; thence N38°05'13"E, and on the East R.O.W. line of Highway #81, 1399.82 feet to a 5/8" rebar w/cap; thence N39°08'06"E, and on the East R.O.W. line of Highway #81, 242.07 feet to a 5/8" rebar w/cap on the East line of said SW¼; thence S01°36'23"E, and on the East line of said SW¼, 2325.37 feet to the Point of Beginning. Henceforth known as Irregular Tract No. 15.

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

PRELIMINARY PLAT
COUNTRYSIDE ESTATES 1ST ADDITION

A public hearing was for the preliminary plat for the Countryside Estates 1st Addition City of York, York County and included infrastructure agreement. Nick Sieler, Countryside Estates LLC, 6621 NW 6th Street, Lincoln, Nebraska, addressed the commission. He stated the new subdivision could provide up to 64 housing units. This first addition would have 12 lots. Purchase date for the property is set for February 18, 2025. Dan Aude stated the plat had been reviewed and aligned with all city codes and regulations. It was also stated there is an infrastructure agreement that accompanies the plat.

Montgomery moved and Riley seconded to recommend approval of the preliminary plat of the Countryside Estates 1st Addition City of York, York County, and included infrastructure agreement, subject to conveyance of the property to Countryside Estates LLC, to the City Council.

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

ADJOURNMENT

There being no further business to come before the Planning Commission, Chairperson Stephens adjourned the meeting, the time being 5:25 p.m.

Amanda Ring, City Clerk

AGENDA
PLANNING COMMISSION, YORK, NEBRASKA
Tuesday, February 11, 2025
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 on February 6, 2025
3. Roll Call
4. Election of a Chairperson
5. Election of a Vice-Chairperson
6. Minutes of December 10, 2024 meeting
7. Consider recommendation for Petition by the City of York for annexation of property
8. Consider recommendation of Ordinance No. 2382 - Annexation of Irregular Tracts #15 and #16, part of the south half of Section Twenty-five (25), Township Eleven (11) North, Range Three (3) West of the 6th P.M., York County, Nebraska
9. Public hearing on preliminary plat; discuss and make recommendations to City Council:
 - 9.1. Consider recommendation of the preliminary plat of Countryside Estates 1st Addition to the City of York, York County, Nebraska, and infrastructure agreement
10. Adjournment