

**CITY OF YORK PLANNING COMMISSION**

March 10, 2026  
5:15 O’CLOCK P.M.

PRESENT KIM STEPHENS, RICHARD MCDUGALL, JEFF BEINS, ERIC MONTGOMERY,  
MICHAEL RUNGE AND JORDAN DICKSON

ABSENT CINDI NICKEL, LISA RILEY AND BRE EGR

OTHERS Dan Aude, James Paul

Chairperson Stephens 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 March 3, 2026.

MINUTES

Beins moved and McDougall seconded that the minutes of the February 10, 2026 meeting be approved.

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

PUBLIC HEARING FOR PRELIMINARY AND FINAL PLATS

A public hearing was held for a preliminary and final plat for Holthus Subdivision, 8<sup>th</sup> Addition, City of York, York County, Nebraska. Dan Aude spoke regarding the plat stating that it meets the city’s zoning and subdivision ordinances. The lot is located south of the Holthus Convention Center and east of Tractor Supply. There was no other public comment on this plat.

McDougall moved and Montgomery seconded that the preliminary and final plat for Holthus Subdivision, 8<sup>th</sup> Addition, City of York, York County, Nebraska be presented for approval to the City Council.

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

A public hearing was held for a preliminary and final plat for Wright Way Properties Subdivision, City of York, York County, Nebraska. Jo Hitz, 205 W. Nobes Road, York, stated they are in the process of purchasing the property and it was recommended that they get it replatted to clean up the legals of the lots and alleys. There is the possibility for a later replat depending on what the use of the property will be.

McDougall moved and Dickson seconded that the preliminary and final plat for Wright Way Properties Subdivision, City of York, York County, Nebraska be presented for approval to the City Council.

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

PUBLIC HEARING FOR THE ONE- AND SIX-YEAR ROAD PLAN

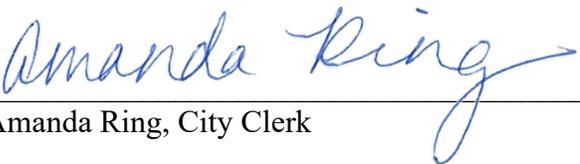
A public hearing was held for the one- and six-year road plan. James Paul, Director of Public Works, with two colleagues reviewed last years plan. There was discussion on the one-year plan with the 8<sup>th</sup> Street, from Grant to Nebraska Avenue still listed as an unfinished project. This is a priority for this year. He is currently in negotiations for right of way for Kaliff Drive and paving Naomi Drive. A new project added onto the six-year plan is Lincoln Avenue East, which would be a frontage road, to connect to Holen Avenue by the Holthus Convention Center. Discussion was held on the other projects and James answered questions of the Planning Commission. There was no other public comment.

Following discussion McDougall moved and Runge seconded that the one- and six-year street improvement plan be presented with the removal of item 25-1 for approval to the City Council.

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

ADJOURNMENT

There being no further business to come before the Planning Commission, Chairperson Stephens adjourned the meeting, the time being 5:31 p.m.

  
Amanda Ring, City Clerk

AGENDA  
PLANNING COMMISSION, YORK, NEBRASKA  
Tuesday, March 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 March 3, 2026
3. Roll Call
4. Minutes of the February 10, 2026 meeting
5. Public Hearing for Preliminary and Final Plat:
  - 5.1. Consider recommendation of the preliminary and final plat for Holthus Subdivision 8th Addition, City of York, York County, Nebraska
  - 5.2. Consider recommendation of the preliminary and final plat for Wright Way Properties Subdivision, City of York, York County, Nebraska
6. Public hearing on City of York One & Six Year Street Improvement Program; discuss and make recommendations to City Council:
  - 6.1. Consider recommendation of the City of York One and Six Year Street Improvement Plan
7. Adjournment