

CITY OF YORK PLANNING COMMISSION

March 11, 2025
5:15 O’CLOCK P.M.

PRESENT RICHARD MCDUGALL, CINDI NICKEL, ERIC MONTGOMERY, MICHAEL RUNGE AND BEN NORTHROP

ABSENT KIM STEPHENS, JEFF BEINS, LISA RILEY AND BRE EGR

OTHERS Amanda Ring, Dan Aude, Sue Crawford, James Paul, Treyton Ruhl

Amanda Ring, City Clerk, asked for a motion to appoint a temporary chairperson to run the meeting. Nickel moved and Runge seconded to appoint Richard McDougall temporary chairperson, to conduct the meeting of the Planning Commission for March 11, 2025.

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

Chairperson McDougall presided and advised that the Open Meetings Act is on the east wall of the Council Chambers. Notice of this meeting was posted on March 4, 2025.

MINUTES

Runge moved and Northrop seconded that the minutes of the February 11, 2025 meeting be approved.

Roll Call Vote: Ayes: McDougall, Nickel, Montgomery, Runge, and Northrop. Nays: none. Absent & Not Voting: Stephens, Beins, Riley and Egr. 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. He stated the City was working with the County on a combined project for 25th Street and this document is subject to change, dependent upon resources and costs. There was no other public comment.

Following discussion Montgomery 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: McDougall, Nickel, Montgomery, Runge, and Northrop. Nays: none. Absent & Not Voting: Stephens, Beins, Riley and Egr. Motion Carried

CENTRAL PARK SUBDIVISION PLAT

A public hearing was held for the preliminary and final plat for the Central Park Subdivision, City of York, York County. Dan Aude, Asset Manager, spoke to the commission regarding the plat. He

stated the lot south of City Hall would be divided into two lots for the sale of the west lot. There was no other public comment.

Nickel moved and Runge seconded to recommend approval of the preliminary and final plat of the Central Park Subdivision, City of York, York County, to the City Council.

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

PUBLIC HEARING FOR UPDATING ZONING REQUIREMENTS

A public hearing was held to consider amending the height allowances within the Agricultural and Industrial Districts. Dan stated these were being updated for the new industrial development area north of 25th Street. It will be increased from 150' to 225', but will still need to be approved by the FAA with the proximity to the airport. He stated it was also taken into consideration for the height of grain bins and legs within the agricultural district. There was no other public comment regarding these ordinances.

Northrop moved and Nickel seconded to recommend approval of Ordinance No. 2386 to amend the height regulations for the "A-L" Agricultural District, to the City Council.

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

Montgomery moved and Northrop seconded to recommend approval of Ordinance No. 2387 to amend the height regulations for the "I" Industrial District, to the City Council.

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

HYATT STUDIOS TIF REDEVELOPMENT

A public hearing was held on the Hyatt Studios TIF Redevelopment Project. Dr. Sue Crawford shared this TIF project was the third project located in the new redevelopment area #10. The TIF Committee met, reviewed and recommend this project as required by the City of York Municipal Code. This project has long been a priority for the City and there is a developer now ready to build in this location. After the Planning Commission it will go to the Community Development Agency and City Council for approval. Mike Stessman, Collaboration Real Estate, Des Moines, Iowa, presented the Hyatt Studios redevelopment plan to the Planning Commission. This is for the redevelopment of Lot 2, Block 1 Holthus Subdivision, adjacent to the Holthus Convention Center. This is a permitted use under the current zoning. This development will have 109 rooms. It is an 18-million-dollar project. There will be shared parking with the Holthus. Property for this hotel is under contract and they expect a 9 to 11 month build. There was no other public comment.

Runge moved and Montgomery seconded to recommend approval of Resolution 2025-5 recommending approval of a redevelopment plan of the City of York, Nebraska; and approval of

related actions to the City Council.

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

ADJOURNMENT

There being no further business to come before the Planning Commission, Chairperson McDougall adjourned the meeting, the time being 5:43 p.m.

Amanda Ring

Amanda Ring, City Clerk

AGENDA
PLANNING COMMISSION, YORK, NEBRASKA
Tuesday, March 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 in the York News Times on March 4, 2025
3. Roll Call
4. Minutes of the February 11, 2025 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 plat; discuss and make recommendations to City Council:
 - 6.1. Consider recommendation of the preliminary and final plat of Central Park Subdivision to the City of York, York County, Nebraska
7. Public hearing to consider amending the industrial and agricultural height zoning regulations; discuss and make recommendation to the City Council:
 - 7.1. Ordinance No. 2386 - to amend the height regulations for the "A-L" Agricultural district
 - 7.2. Ordinance No. 2387 - to amend the height regulations for the "I" Industrial district
8. Public hearing on TIF Redevelopment Project; discuss and make recommendations to City Council:
 - 8.1. Consider approval of Resolution 2024-5 - Hyatt Studios - Site Specific Redevelopment Plan for City of York CRA Area #10
9. Adjournment