

CITY OF YORK PLANNING COMMISSION  
FEBRUARY 12, 2019  
5:00 O’CLOCK P.M.

PRESENT DeBuhr, Northrop, Stephens, Hitz, Heskett and Skaden.

ABSENT Riley, Oberle and Nickel.

Others: Thiele, Frei, Doht and Mayor Stahr

Chairman Stephens presided and advised that the Open Meetings Act is on the east will of the Council Chambers.

MINUTES

Heskett moved and Hitz seconded that the Minutes of January 15, 2019 meeting be approved.

Roll Call Vote: Ayes: DeBuhr, Northrop, Stephens, Hitz, Heskett and Skaden. Nays: None. Absent & Not Voting: Riley, Oberle and Nickel. Motion Carried.

RECOMMEND APPROVAL OF ONE & SIX STREET IMPROVEMENT PROGRAM

The Director of Public Works outlined the proposed One & Six Year Street Improvement Program. He advised that the public works department may do some improvements.

Following discussion, Skaden moved and DeBuhr seconded to recommend approval to the City Council.

Roll Call Vote: Ayes: DeBuhr, Northrop, Stephens, Hitz, Heskett and Skaden. Nays: None. Absent & Not Voting: Riley, Oberle and Nickel. Motion Carried

RECOMMEND APPROVAL OR REDEVELOPMENT PLAN  
FOR NOBES ROAD APARTMENTS

The Chairman advised that this is the time and place set for a public hearing on the Redevelopment Plan for the Nobes Road Apartments. Cliff Mesner of Mesner & Co. of Central City addressed the Commission. He advised that they will applying for TIF and that some Work Force Funds will also be utilized. He advised that they will be building two units of 24 apartments each consisting of some three, two and one bedroom units. They are looking at a completion date of June of 2020. The units will be market rate – looking to rent to persons with 60-120% of medium income. There will be some detached garages. The City Administrator reported that the property is zoned C2 and will need to be rezoned to R-3 along with a plat.

Following discussion, DeBuhr moved and Hitz seconded that the following Resolution be adopted:

## RESOLUTION NO. 2019-2

### RESOLUTION RECOMMENDING APPROVAL OF A EDEVELOPMENT PLAN OF THE CITY OF YORK, NEBRASKA; AND APPROVAL OF RELATED ACTIONS

#### BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF YORK, NEBRASKA:

##### Recitals:

- a. Pursuant to and in furtherance of the Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the "**Act**"), a Redevelopment Plan (the "**Redevelopment Plan**"), has been prepared and submitted to the Planning Commission by the Community Development Agency (the "**Agency**") of the City of York, Nebraska, for the purpose of redeveloping the Redevelopment Area legally described in **Exhibit A** and in the form attached hereto as **Exhibit B**; and
- b. The City has previously adopted and has in place a Comprehensive Plan, which includes a general plan for development of the City within the meaning of Section 18-2110 of the Act; and
- c. This Commission has reviewed the Redevelopment Plan as to its conformity with the general plan for the development of the City.
- d. This Commission published notice of a public hearing on the Redevelopment Plan pursuant to and in full compliance with the notice requirements of the Act and on the date hereof held a public hearing on the Redevelopment Plan whereat all interested parties were afforded a reasonable opportunity to express their views respecting the proposed redevelopment plan.

##### Resolved that:

1. The Commission hereby recommends approval of the Redevelopment Plan with such changes and revisions as are deemed appropriate by the Agency.
2. All prior resolutions of the Commission in conflict with the terms and provisions of this resolution are hereby expressly repealed to the extent of such conflicts.
3. This resolution shall be in full force and effect from and after its passage as provided by

law.

Roll Call Vote: Ayes: DeBuhr, Northrop, Stephens, Hitz, Heskett and Skaden. Nays: None. Absent &

Not Voting: Riley, Oberle and Nickel. Motion Carried.

ADJOURNMENT

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

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C. Jean Thiele, City Clerk