

CITY OF YORK PLANNING COMMISSION
MAY 7, 2019
5:00 O'CLOCK P.M.

PRESENT Stephens, Oberle, Heskett, Skaden, Riley, DeBuhr and Northrop..

ABSENT Hitz and Nickel

Others: Thiele, and Frei

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

MINUTES

Stephens pointed out an error on the prior minutes.

DeBuhr moved and Riley seconded that the Minutes of April 9, 2019 meeting be approved with the correction.

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

PUBLIC HEARING ON FINAL PLAT

The Chairman announced that this was the time and place set for a public hearing on a Final plat of York Creekside Addition. Cliff Mesner addressed the Commission and presented a layout of the apartment complexes. Lisa Hurley, YCDC Director, spoke in support of the plat. The City Administrator said that the plat met the regulations of the City and recommended approval.

Skaden moved and Heskett seconded to recommend approval of the plat to the City Council

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

Oberle now takes his place at the table.

APPROVE REZONING

The Chairman announced that this was the time and place set for a public hearing on an application filed by Mesner Development to rezone Lot 2, Nobes Road Retain Center from C-2 Commercial to R-3 Residential. Clifford Mesner advised that the zoning is necessary in order to construct the apartment complexes. The City Administrator recommended approval.

Heskett moved and Skaden seconded that application be recommended to the City Council.

Roll Call Vote: Ayes: Stephens, Heskett, Skaden, Riley, DeBuhr and Northrop. Nays:

None. Absent and Not Voting: Hitz, and Nickel. Motion carried.

APPROVE REDEVELOPMENT PLAN

The Chairman announced that this was the time and place set for a public hearing on a redevelopment plan for Bukaska Builders LLC. Kelly Bukaska addressed the Commission stating that he wishes to build a warehouse and manufacturing facility – that he has been in business for 20 years and is seeking TIF funding. Lisa Hurley said the application meets the “but/for” clause and that the TIF Committee had met and recommends approval.

Skaden moved and DeBuhr seconded to adopt the following resolution:

RESOLUTION NO. 3

RESOLUTION RECOMMENDING APPROVAL OF A REDEVELOPMENT 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 18-21 10 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.

This resolution shall be in full force and effect from and after its passage as provided by law.

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

CHANGE TIME OF MEETING

Northrop moved and DeBuhr seconded to change the time of Planning Commission meetings to 5:30 o'clock p.m.

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

OVERVIEW OF BY-LAWS

Skaden addressed the following items: Proof of Publication of notices – policy excusing members when absent – copies of all applications before the Commission – check list and sign-off sheets – and that public hearings be opened and closed prior to any action being taken.

DISCUSS ZONING REGULATIONS

Orval Stahr addressed some of the items that had been changed. The Commission set May 21, 2019 at 5:30 p.m. for a meeting to discuss the proposed regulations.

ADJOURNMENT

There being no further business to come before the Planning Commission Chairman Stephens adjourned the meeting, the time being 5:44 o'clock p.m.

C. Jean Thiele, City Clerk