

**CITY OF GERING  
CITY COUNCIL MEETING NOTICE AND AGENDA  
AMENDED**

Regular meeting of the Gering City Council, April 13, 2015 at 7:00pm, in the Gering City Hall, 1025 "P" Street.

All agenda items are for discussion and action will be taken as deemed appropriate.

**CALL TO ORDER.**

1. Recital of the Pledge of Allegiance and Prayer
2. Roll Call
3. Excuse Council Member absence

**OPEN MEETINGS ACT - NEB.REV.STAT. CHAPTER 84, ARTICLE 14**

(As required by State Law, public bodies shall make available at least one current copy of the Open Meetings Act posted in the meeting room).

Agenda items may be moved up or down on the agenda at the discretion of the Mayor.

(As required by State Law, additions may not be made to this agenda less than 24 hours before the beginning of the meeting unless they are considered under this section of the agenda and Council determines that the matter requires emergency action.)

**CONSENT AGENDA:**

(Items under the Consent Agenda are proposed for adoption by one action for all items unless any member of Council requests that an item be considered separately.)

1. Approve minutes of the March 19, 2015 Special City Council Meeting, the March 23, 2015 Regular City Council Meeting and the March 30, 2015 Joint Council Meeting.
2. Approve claims
3. SDL application, Meat Shoppe, Inc., April 30, 2015, 3-11 p.m. at the Monument Inn & Suites, Business After Hours
4. SDL application, WBG LLC, April 16, 2015, 3-9 p.m. at Hanks Investigations, Business After Hours

**PUBLIC HEARINGS:**

1. Public Hearing to consider amending our zoning regulations to allow non-conforming structures constructed prior to the 1984 City Zoning and Subdivision Regulations to be reconstructed if damaged or destroyed beyond 50 percent. This amendment would be an addition to the City Zoning and Subdivision Regulations, Section 11.4: Non-Conforming Structures with the addition of Subsection (7)

**BIDS:**

**CURRENT BUSINESS:**

1. CVB Update, Karla Niedan-Streeks
2. Presentation and Update on Transmission Line Project by NPPD – Jedd Fischer, Project Manager
3. Motion to rescind the change in zoning from ML to MH as approved by City Council, March 9, 2015 on property addressed as 210 M Street-future location of Rich's

Wrecking and Used Cars Inc. This property is located in part of the S1/2 NE Tax Lot 3 and Unplatted Lands located in Section 1, Township 21 North, Range 55 West of the 6<sup>th</sup> Principal Meridian.

4. Motion by the City Council to the Planning Commission through a Public Hearing to amend Section 8.1 ML Light Industrial and Manufacturing District specifically Section 8.102 Permitted Principal Uses and Structures – with the addition of Subsection (6) Auto wrecking yard when located inside a building or when wholly enclosed by a well maintained fence not less than eight (8) feet in height.

AND: Public Hearing to add a BHC overlay on the following properties located in Section 1, Township 21 North, Range 55 West of the 6<sup>th</sup> Principal Meridian and would include:

- 210 M Street (Zoned ML – Consider BHC Overlay) – Owner: Rich's Wrecking and Used Cars Inc.
- 220594 East Highway 92 (Zoned ML–Consider BHC Overlay) – Owner: SC Blanton Enterprise, LLC
- 220810 East Highway 92 (Zoned ML–Consider BHC Overlay) – Owner: TDM LLC
- UPRR property.

The BHC overlay would include: East to West all property from the West property line of Rich's Wrecking to 21<sup>st</sup> Avenue and from North to South – M Street to UPRR. The BHC overlay would better meet the zoning of the existing business listed above and control future development as set forth in the Comprehensive plan.

5. Staff recommendation for the Mayor to sign a Vacation Plat located East and adjacent to the City of Gering Gueck Well Fields located in the City of Scottsbluff's 2 mile jurisdiction. The plat is titled: "Vacation Plat for Lot 4, Block 2 of River Run Estates Subdivision and a Portion of Mallard Road, All Situated in the Northeast Quarter of Section 17, Township 22 North, Range 55 West of the 6<sup>th</sup> Principal Meridian, Scotts Bluff County, Nebraska".
6. Consider Appointment of Andy Doll to the Planning Commission
7. Consider approval of RFQ for Downtown Plaza
8. Appointee for Regional Economic Development Interlocal Committee
9. Approval of Ordinance 1990 - An ordinance providing for the use of Bounce Houses and other similar apparatus or amusement device in Gering City parks and on other City property or facilities and for publication and effective date hereof.
10. Approval of Bounce House User Agreement

**CLOSED SESSION:**

(Council reserves the right to enter into closed session if deemed necessary.)

**REPORTS:**

**OPEN COMMENT SECTION:**

Discussion or action by Council regarding unscheduled business will not take place. This section is for citizen comment only.

**ADJOURN**