

THE OFFICIAL PROCEEDINGS OF THE GERING CITY PLANNING COMMISSION
MEETING OCTOBER 16, 2018

The Gering City Planning Commission of Gering, Nebraska was held in open session at 6:00 p.m. in the Gering City Council Chambers. Present were Commissioners Allen, Bowman, Hauck, Kaufman, Marietta, Rajewich and Rechsteiner. Commissioner absent Arnold. Alternate Commissioner Erdman was not present. Also, present was a member of the public, City Planner Annie Folck and Secretary Bruntz - Secretary to the Planning Commission.

Notice of the meeting was given in advance by publication in the Star Herald, the designated method of giving notice. Availability of the agenda was communicated in advance to the Media and Commissioners. All proceedings hereafter were taken while the meeting was open to the attendance of the public.

Chairman Rechsteiner called the meeting to order at 6:00 p.m., roll call was taken and the Pledge of Allegiance was recited; also reviewed were: 1) Nebraska Revised Statutes Chapter 84, Article 14, which requires at least one copy of the Open Meetings Act be posted in the meeting room, 2) the notice of publication and 3) the time limit for public comment.

Chairman Rechsteiner asked for a motion to approve or disapprove the minutes from the September 18, 2018 meeting. Commissioner Hauck made the motion to approve the minutes and Commissioner Rajewich seconded. On roll call vote, the following voted "AYE": Allen, Bowman, Hauck, Kaufman, Marietta, Rajewich and Rechsteiner. "NAY": None. Absent: Arnold.

Shipping Containers:

CITY OF GERING

PLANNING COMMISSION RECOMMENDATION AND REPORT

To:	Planning Commission	Date:	10/16/18
From:	Planning & Community Development	City Council Public Hearing:	N/A
Subject:	Recommendation & Report – Shipping Container Ordinance		

As discussed at the last meeting, staff is reviewing the City's shipping container ordinance. The ordinance currently in effect was passed in August 2016. Included in this packet is ordinances from Chadron, Alliance, and Scottsbluff for reference, along with draft language for a City of Gering ordinance. Staff is asking the Planning Commission to review the draft ordinance and provide feedback.

to add RRE to section D; yes, they would. A zoning map was reviewed to take a look at where RRE was located in the City. Annie said typically, RRE is outside of city limits b/c they are not on city utilities. The Commission may want to also look at limiting the number of containers that can be placed in RRE; Chairman Rechsteiner said one. Annie asked if there should be a limit made in the other zones. Commissioner Allen said if changes are made they should be conservative at first, they can always be changed.

Commissioner Rajewich said she doesn't have a problem with shipping containers being used for storage of overflow product for businesses located in the industrial tract or commercial area (who already have expanse of concrete) as long as they follow the guidelines. She is not a fan for containers to be located in residential areas.

Commissioner Bowman asked if there are concerns that this could be used as a side business in a commercial or industrial zone where containers can be leased out to other businesses. Annie said this is for the Commission to decide. Commissioner Marietta said this already existing out on Lockwood Road south of the bypass. Storage units are using 20' oversea containers – it looks nice and it is good storage. Annie said should a number limit be set for a commercial zone but not for industrial. Annie said there are 5 commercial districts and 2 industrial districts.

Commissioner Rajewich said we need to limit what is seen on the entrances coming into the city – the first impression. Annie told the Commission, this is something being looked at in the zoning code update, an overlay with elevated standards for the entrances into the city.

Commissioner Rajewich asked how the front lot is distinguished if the lot is on a corner. Annie said it depends on which direction the main entrance is facing. Commissioner Rajewich also asked how does this goes along with the strategic plan on how Gering wants to grow for the future. Annie said this is being reviewed now b/c of the business owner who brought this forward – he is considering leaving Gering.

Annie recapped the changes: limit to one in a commercial zone and must be to the back of the lot behind the primary structure, limit to one in RRE, clarify section D about permanently placed, section C temporary basis in all zones, take out front on D3, painted containers conform to city's sign ordinance. She will make the changes and bring back to the next meeting for review.

Bylaws:

CITY OF GERING

PLANNING COMMISSION RECOMMENDATION AND REPORT

Chairman Rechsteiner asked for a motion to table the bylaws. Motion to table the bylaws agenda item until the meeting in November was made by Commissioner Rajewich and seconded by Commissioner Kaufman. On roll call vote, the following voted "AYE": Allen, Bowman, Hauck, Kaufman, Marietta, Rajewich and Rechsteiner. "NAY": None. Absent: Arnold.

Planner Report:

Annie thanked the PC member for their participation at the Comp plan public meeting on October 9, 2018. There have been 320 on line surveys received as of last Thursday. The survey will be up until Friday. There have been interviews with business owners, met the downtown revitalization committee, Gering Junior High, and many others. The consultants got a feeling for the community while they were in town. In either December or January, the consultants will be back with actual proposals for feedback and will have other sessions with the community.

Motion to adjourn was made by Commissioner Hauck and seconded by Commissioner Bowman. On roll call vote, the following voted "AYE": Allen, Bowman, Hauck, Kaufman, Marietta, Rajewich and Rechsteiner. "NAY": None. Absent: Arnold.

Note: If a member needs to abstain from voting, the member should communicate this prior to a motion being made.

Note: There was dialogue that was not audible for the minutes due to microphones being off, sitting back from the microphones, static in the microphones or individuals not standing at the podium to speak.

Adjourn 7:06 p.m.


Jeremy Rechsteiner, Chairman


Brenda Bruntz, Secretary