

THE OFFICIAL PROCEEDINGS OF THE GERING CITY PLANNING COMMISSION MEETING
OCTOBER 17, 2017

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, Parks and Rechsteiner. Commissioners absent Arnold and Erdman. Also present were Kent Ewing, Dennis Sullivan from MC Schaff & Associates, City Engineer Paul Snarr, other members of the public 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, the proof of the publication being attached to these minutes as page _____. 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 Parks called the meeting to order at 6:00 p.m. roll call was taken and the Pledge of Allegiance was recited; he also reviewed Nebraska Revised Statutes Chapter 84, Article 14, which requires at least one copy of the Open Meetings Act be posted in the meeting room.

A new agenda item was added: There will be a 3 minute time limit for public comment on any public hearing agenda item either for or opposed. Those in favor or opposed with similar comments can step to the podium – state name for the record and state in favor or opposed.

Chairman Parks asked for a motion to approve or disapprove the minutes from the September 19, 2017. Commissioner Bowman made the motion to approve the minutes and Commissioner Rechsteiner seconded. On roll call vote, the following voted "AYE": Allen, Bowman, Hauck, Kaufman, Marietta, Parks and Rechsteiner. "NAY": None. Absent: Arnold and Erdman.

Chairman Parks asked if there were Commissioners absent that needs to be excused from the September 19, 2017 meeting (there were none).

♦The City of Gering Planning Commission will conduct a public hearing to consider an application for a Final plat of Lots 2A and 2B, Block A, Barton Subdivision a re-plat of Lot 2, Block A, Subdivision a part of Block 1, Barton Subdivision in the City of Gering, Scotts Bluff County, Nebraska (Parcel Number 010253610). (6:04 p.m.)

CITY OF GERING
PLANNING COMMISSION RECOMMENDATION AND REPORT

To:	Planning Commission	Date:	10/17/2017
From:	Planning & Community Development	Zoning:	BCB to RM
Subject:	Final Plat of Lots 2A & 2B, Block A Barton Subdivision – Kent Ewing	Property Size:	±53'x100' each
Location:	Replat of: Subdivision of Part of Block 1, Barton Subdivision in the City of Gering, Nebraska – Lots 1, 2, & 3 (Located on N Street between 4 th Street and Shadow Lane Parcel No. 010253610	#Lots/Parcels:	2
Owner:	Kent Ewing – Parcel No	City Council Public Hearing:	11/13/2017

Procedure

1. Open Public Hearing
2. Overview of petition by City Staff
3. Presentation by Applicant
4. Solicitation of Public comments
5. Questions from the Planning Commission
6. Close the Public Hearing
7. Render a decision (recommendation to the City Council)
8. Public Process: City Council determines final approval

Public Notice: This Public Hearing was noticed meeting City Zoning and Subdivision Regulations.

Public Hearing

Mr. Chairman and Commission Members,

This is a Public Hearing to consider an application for a Final Plat of Lots 2A and 2B, Block A, Barton Subdivision, a Replat of Lot 2, Block A, a Subdivision of Part of Block 1, Barton Subdivision in the City of Gering, Scotts Bluff County, Nebraska as submitted by the owner, Kent Ewing September 11, 2017. The property is located on the South side of N Street between 4th Street and Shadow Lane and lies in the Northwest Quarter Section 1, Township 21 North, Range 55 West of the 6th Principal Meridian, Scotts Bluff County, Nebraska.

The property is zoned RMH (Multi Family Residential High Density District) and per the City Zoning and Subdivision Regulations Section 6.504 Exceptions, Subsection (12) Single Family Homes, requires the applicant to obtain approval through the public hearing process to construct single family homes within this zoning district by the Planning Commission and City Council. The owner/applicant was approved for the Exception to construct single family homes by Planning Commission on 8/16/16 and City Council 9/12/16.

The City Zoning and Subdivision Regulations Section 6.507 Subsection (1) requires a minimum lot area of 5000 square feet and Subsection (4) requires a minimum lot width of 60 feet. The applicant applied for a Variance with the Board of Adjustment meeting August 16, 2016 to allow Lot 2, Block A having a width of 106 feet be divided into 2 lots and was approved by variance to plat the lots with equal split having a lot width of 53 feet. The final plat exceeds the requirement for area (5290 square feet).

The applicant also applied for a variance with the Board of Adjustment meeting held August 16, 2016 to consider a variance to allow single family homes to be constructed with less square footage than stated and defined in the City Zoning and Subdivision Regulations. Section 3.3 Definitions, Subsection 3.301 (35) Dwelling, Single Family; item (c) The dwelling shall have no less than nine hundred (900) square feet of floor area. The owner was approved by variance to construct smaller homes consisting of approximately 750 square feet on the 2 lots of the final plat.

Administrative Record:

Mr. Chairman and Commission Members, you have been provided with the administrative record in your packets and I would ask for this Commission's approval that I not read through the record unless you would like this read and that it be made a part of the official proceedings of this Public Hearing.

Paul asked not to read through the Administrative Record but have it made a part of the official proceedings. Motion not to read the Administrative Record in its entirety was made by Commissioner Marietta and was seconded by Commissioner Allen. On roll call vote, the following voted "AYE": Allen, Bowman, Hauck, Kaufman, Marietta, Parks and Rechsteiner. "NAY": None. Absent: Arnold and Erdman.

- Application for a Subdivision Plat – Final Plat of Lots 2A and 2B, Block A, Barton Subdivision, a Replat of Lot 2, Block A, a Subdivision of Part of Block 1, Barton Subdivision, City of Gering, Scotts Bluff County, Nebraska as submitted by the owners, Kent Ewing, September 11, 2017.
- Final Plat of Lots 2A and 2B, Block A, Barton Subdivision, a Replat of Lot 2, Block A, a Subdivision of Part of Block 1, Barton Subdivision was submitted by the owner’s representative Scott Bosse’ owner of Accustar Surveying, September 11, 2017.
- Final Plat of Block 1 Barton Subdivision, Part of the Northwest Quarter of Section 1, Township 21 North, Range 55 West of the 6th Principal Meridian, Scotts Bluff County, Nebraska, as Recorded in Deed Book 137 page 286 on April 13, 1972.
- Final Plat – Subdivision of Part of Block 1, Barton Subdivision in the City of Gering, Nebraska, Lots 1, 2, & 3, Block A, Recorded in Deed Book 153, Page 382 on March 2, 1977.
- Proof of Ownership obtained through the Scotts Bluff County Assessor and Register of Deeds Records Warranty Deed Recorded November 22, 2016 under Instrument No. 2016-6343.
- City of Gering Subdivision and Zoning Regulations dated March 1984 - Section 3.3 Definitions, Subsection 3.301 (35) Dwelling, Single Family, item (c) The dwelling shall have no less than nine hundred (900) square feet of floor area.
- City of Gering 1995 Comprehensive Plan (Amendment No. 1 dated November 2001).
- Public Hearing Notice was published 10/6/2017 in the paper meeting City Ordinances.
- Variance Application submitted by the owner, Kent Ewing July 18, 2016 for the Board of Adjustment Meeting 8/16/2016 to consider the construction of single family homes with less square footage than stated and defined in the City Zoning and Subdivision Regulations. The Variance was motioned to be continued until the next meeting to be held 9/13/2016. The Variance was approved by the Board of Adjustment 9/13/2016 to allow the applicant to construct single family homes with less square footage than stated and defined in the City Zoning and Subdivision Regulations (approximately 750 square feet).
- Variance Application submitted by the applicant, Kent Ewing July 18, 2016 for the Board of Adjustment to consider splitting and re-platting the existing Lot 2, Block A Barton Subdivision (recorded 106 feet) into 2 – 53 foot wide lots located at 315 N Street. This Variance was approved by the Board of Adjustment 9/13/2016.
- Planning Commission Public Hearing 8/16/2016 made motion for a positive recommendation to the City Council to consider the application submitted by Kent Ewing for the Exception/Conditional Use Permit to allow single family homes in RMH Zoning located on Lot 2, Block A Barton Subdivision.
- City Council Public Hearing 8/29/2016 made motion to continue the Public Hearing to consider the application submitted by Kent Ewing for the Exception/Conditional Use Permit to allow single family homes in RMH Zoning located on Lot 2, Block A Barton Subdivision contingent upon proof of ownership and outcome from the Board of Adjustment Variance Hearings regarding lot width and smaller home approval.
- City Council Public Hearing 9/12/2016 a continuation of the Public Hearing held 8/29/2016 made motion to approve the application submitted by Kent Ewing for the Exception/Conditional Use Permit to allow single family homes in RMH Zoning located on Lot 2, Block A Barton Subdivision and noted that the applicant had submitted a Variance for a Public Hearing with the Board of Adjustment on 9/13/2016 to allow re-platting and splitting said existing Lot 2, Block A Barton Subdivision into 2-53 foot wide lots.
- Engineer/Director of Engineering & Community Planning Administrative Record as shown herein.

Mr. Chairman and Commission Members, this completes my entry regarding this Public Hearing to consider this application for a Final Plat of Lots 2A and 2B, Block A, Barton Subdivision, a Replat of Lot 2, Block A, a Subdivision of Part of Block 1, Barton Subdivision and request that you keep this hearing open until all entries are put into this record and ask for your recommendation to approve, deny, or continue as outlined in your packets:

Recommendation

Approve

Make a POSITIVE RECOMMENDATION to the City Council to consider this application for a Final Plat of Lots 2A and 2B, Block A, Barton Subdivision, a Replat of Lot 2, Block A, a Subdivision of Part of Block 1, Barton Subdivision with the following conditions:

Deny

Make a NEGATIVE RECOMMENDATION to the City Council to consider this application for a Final Plat of Lots 2A and 2B, Block A, Barton Subdivision, a Replat of Lot 2, Block A, a Subdivision of Part of Block 1, Barton Subdivision for the following reason(s):

Continue

Make a motion to CONTINUE the Public Hearing to consider this application for a Final Plat of Lots 2A and 2B, Block A, Barton Subdivision, a Replat of Lot 2, Block A, a Subdivision of Part of Block 1, Barton Subdivision for the following reason(s):

Discussion:

Twice Paul told the Commission that the Board of Adjustment approved (August 16, 2016) to allow single family homes to be constructed with smaller width (the lots will be 7 feet smaller) and homes with less square foot area per the zoning regulations. The lot size is more than adequate on length.

Commissioner Hauck asked Kent Ewing if the homes were going to be rentals. Ewing said they will be single family dwellings and will be for sale, they will not be rentals. Chairman Parks added these are like tiny homes and the plans were very nice. Ewing said they would be 760 square feet. There will be a one bedroom w/garage & the other will be two bedroom.

Commissioner Bowman asked for clarification but the microphone was not on to hear. Commissioner Parks responded by saying the BOA has already approved the lot size & home size, this public hearing is for a final plat. (6:10 p.m. pause/recess)

Continue/return (6:16 p.m.) Chairman Parks asked if there were any other questions, there were none, public hearing was closed and a motion was requested. (6:18 p.m.)

Commissioner Marietta made a POSITIVE RECOMMENDATION to the City Council to consider this application for a Final Plat of Lots 2A and 2B, Block A, Barton Subdivision, a Replat of Lot 2, Block A, a Subdivision of Part of Block 1, Barton Subdivision with the following conditions: None. Motion was seconded by Commissioner Allen. On roll call vote, the following voted "AYE": Allen, Bowman, Hauck, Kaufman, Marietta, Parks and Rechsteiner. "NAY": None. Absent: Arnold and Erdman.

◆The City of Gering Planning Commission will continue the public hearing to consider a Preliminary and Final Plat of Lots 1-7, Block 1 MQ Subdivision a replat of Lot 6 Block 1, Hawley Place Addition, Lots 1, 2, 3, 4 and 5, Block 1 Thompson Addition in the City of Gering, Scotts Bluff County, Nebraska. (6:20 p.m.)

Paul began by saying the owner requested October 9, 2017 a continuance of this public hearing to ensure the lots and utility design are of the intended design. At the time of the request there was no time to re-advertise/notify (for the public who did attend). It will continue until the November 21, 2017 Planning Commission meeting and the December 11, 2017 City Council meeting. (6:21 p.m.)

◆The City of Gering Planning Commission will continue the public hearing for a Final Plat on Lots 1 and 2, Block 1, Weborg Subdivision, Replat of part of Tax Lot 24, part of Tax Lot 25, City UP Addition Tract 1, Sales Only Subdivision and City UP Addition, Tract 3, Sales Only Subdivision to the City of Gering, Scotts Bluff County, Nebraska, situated in the Southwest Quarter of the Northeast Quarter

and the Northwest Quarter of the Southeast Quarter of Section 35, Township 22 North, Range 55 West of the P.M., Scotts Bluff County, Nebraska. (6:22 p.m.)

**CITY OF GERING
PLANNING COMMISSION ADMINISTRATIVE RECORD**

To:	Planning Commission	Date:	9/19/2017 Final Plat Continued 10/17/2017
From:	Planning & Community Development	Zoning:	SPD Overlay on RM
Subject:	Public Hearing Continued for the Final Plat of Lots 1 and 2, Block 1, Weborg Subdivision	Property Size:	±5.7 Acres
Location:	2605 & 2625 N 10 th Street - Replat of part of Tax Lot 24, part of Tax Lot 25, City UP Addition Tract 1, Sales Only Subdivision and City UP Addition , Tract 3 Sales Only Subdivision	#Lots/Parcels:	2
Owner:	Troy & Lisa Weborg	City Council Public Hearing:	11/13/2017

Procedure

1. Open Public Hearing
2. Overview of petition by City Staff
3. Presentation by Applicant
4. Solicitation of Public comments
5. Questions from the Planning Commission
6. Close the Public Hearing
7. Render a decision (recommendation to the City Council)
8. Public Process: City Council determines final approval

Public Notice: This Public Hearing was noticed meeting City Zoning and Subdivision Regulations.

Public Hearing

Mr. Chairman and Commission Members,

This is a continuation of the Public Hearing from October 17, 2017 as requested by the owner for the Final Plat of Lots 1 and 2, Block 1, Weborg Subdivision, a Replat of Part of Tax Lot 24, Part of Tax Lot 25, City UP Addition Tract 1, Sales Only Subdivision and City UP Addition Tract 3, Sales Only Subdivision, City of Gering, Scotts Bluff County, Nebraska as submitted by the owners, Troy and Lisa Weborg, August 18, 2017. The property is situated in the Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the of the Southeast Quarter of Section 35, Township 22 North, Range 55 West of the 6th Principal Meridian, Scotts Bluff County, Nebraska.

The property is located and addressed as 2605 and 2625 North 10th Street and zoned MH (Heavy Industrial and Manufacturing District) with a BHC Overlay (Highway Commercial District).

Administrative Record:

Mr. Chairman and Commission Members, you have been provided with the administrative record in your packets and I would ask for this Commission's approval that I not read through the record unless you would like this read and that it be made a part of the official proceedings of this Public Hearing.

Paul asked not to read through the Administrative Record but have it made a part of the official proceedings. Motion not to read the Administrative Record in its entirety was made by Commissioner Marietta and was seconded by Commissioner Rechsteiner. On roll call vote, the following voted "AYE": Allen, Bowman, Hauck, Kaufman, Marietta, Parks and Rechsteiner. "NAY": None. Absent: Arnold and Erdman.

- Application for a Subdivision Plat – Preliminary and Final Plat of Lots 1 and 2, Block 1, Weborg Subdivision, a Replat of Part of Tax Lot 24, Part of Tax Lot 25, City UP Addition Tract 1, Sales Only Subdivision and City UP Addition Tract 3, Sales Only Subdivision, City of Gering, Scotts Bluff County, Nebraska as submitted by the owners, Troy and Lisa Weborg, August 18, 2017.
- Preliminary and Final Plat completed by the owners representative M.C.Schaff & Associates, Inc.
- Preliminary Plat was approved through the Public Hearing process with Planning Commission 9/19/2017 and City Council 10/9/2017. The Owners Representative MC Schaff was still working on the Final Plat including dedication of ROW on the west side of the plat. The Owner requested continuation for the Final Plat for the Planning Commission Public Hearing 10/17/17.
- Proof of Ownership provided by Western Prairie Title & Escrow, LLC with the application under said Title Company File No. 16073059 with an effective date of July 14, 2016.
- Plat; City U.P. Addition Plat of City of Gering-Union Pacific Railroad Sale Only Subdivision Recorded June 23, 2004 under Instrument No. 2004-4660.
- Tract 1 and Tract 3, City U.P. Addition and Part of Tax Lots 24 &25 conveyed by a Joint Tenancy Warranty Deed to Troy and Lisa Weborg by James & Evelyn Raymond Land Company, LLC, June 28, 2013 under Instrument No. 2013-3596.
- Warranty Deed and Real Estate Transfer Statement conveyed from Rich's Wrecking and Used Cars, Inc. to Troy and Lisa Weborg July 26, 2016 under Instrument No. 2016-4129.
- City of Gering Subdivision and Zoning Regulations dated March 1984.
- Ordinance No. 2020 Amending the Parent District of MH with a BHC Overlay, February 8, 2016.
- City of Gering Subdivision and Zoning Regulations Article 21: Plat Review and Submittal Requirements.
- City of Gering 1995 Comprehensive Plan (Amendment No. 1 dated November 2001).
- Publication Notice and written notice regarding this zoning change was completed and sent to local jurisdictions and all property owners within 300 feet per the requirements of the City's Zoning and Subdivision Regulations, Article 15 Amendment, Section 15.2 Submission to Planning Commission, and are incorporated by reference in this Administrative Record. Signs were also posted on site for the proposed change in zoning per zoning regulations.
- City Engineer/Director of Engineering & Community Planning Administrative Record as shown herein.

Mr. Chairman and Commission Members, this completes my entry regarding this Public Hearing to consider an application for a Final Plat of Lots 1 and 2, Block 1, Weborg Subdivision, a Replat of Part of Tax Lot 24, Part of Tax Lot 25, City UP Addition Tract 1, Sales Only Subdivision and City UP Addition Tract 3, Sales Only Subdivision and request that you keep this hearing open until all entries are put into this record and ask for your recommendation to approve, deny, or continue as outlined in your packets:

Recommendation

Approve

Make a POSITIVE RECOMMENDATION to the City Council to consider the application for the Final Plat of Lots 1 and 2, Block 1, Weborg Subdivision with the following conditions:

Deny

Make a NEGATIVE RECOMMENDATION to the City Council to consider the application for the Final Plat of Lots 1 and 2, Block 1, Weborg Subdivision for the following reason(s):

Continue

Make a motion to CONTINUE the Public Hearing to consider the application for the Final Plat of Lots 1 and 2, Block 1, Weborg Subdivision for the following reason(s):

Discussion:

Commissioner Hauck made a comment about voting on the Administrative Record. He attended the last City Council meeting, when Paul asks not to read the Administrative Record, the Mayor asks the CC members if they want it read & if none are opposed it is just accepted with no voting. Commissioner Hauck doesn't know if it's necessary for PC to vote. Chairman Parks said he would look to see what parliamentary procedure is. (Note: per minutes from one CC meeting it states - The Council did not wish to have the record read aloud.)

Dennis Sullivan (surveyor) spoke on behalf of MC Schaff & Associates – the owners are cleaning this area up from 4 lots to 2 lots. (6:27 p.m.)

Chairman Parks asked for a motion; motion was made by Commissioner Rechsteiner to make a POSITIVE RECOMMENDATION to the City Council to consider the application for the Final Plat of Lots 1 and 2, Block 1, Weborg Subdivision with the following conditions: None. It was seconded by Commissioner Marietta. On roll call vote, the following voted "AYE": Allen, Bowman, Hauck, Kaufman, Marietta, Parks and Rechsteiner. "NAY": None. Absent: Arnold and Erdman.

♦Vote on who will represent the commission at the CC meeting for these agenda items. The next City Council meeting is November 13, 2017 and the Commissioners discussed the representative & circumstances they may encounter.

Commissioner Rechsteiner had comments to share with the others from his attendance at the last Council meeting. This is new ground the Commission is going down. If there are difficult issues, the PC does the research & votes – does the CC read the minutes. Paul said they do. Commissioner Rechsteiner recommended reading the long term plans for Gering to the members. On difficult issues the PC makes decisions on what is better for the City – he is concerned that CC might not understand & should make it should be presented in laymen's terms. Chairman Parks asked Paul if he would take this concern to City Administrator Danielzuk and have CC members ask questions of the representative and not assume they have read the minutes. Commissioner Rechsteiner feels there is a disconnect between PC & CC. Paul added he does receive calls from the CC members having questions on the more difficult issues. Commissioner Rechsteiner said they are also nay votes on some issues, he stressed that the representative needs to be objective/impartial on the information that is given to CC. There are also issues that were passed by PC that have been shot down by CC – is there a different agenda or long term goal(s) for Gering that PC is not seeing. PC & CC needs to be on the same page; need continuity between both. Chairman Parks asked if a new comp plan will be in the works. Paul responded yes, this is something the new planner will be concentrating on. The representative need to be armed with the comp plan & zoning regulations when dealing with controversial issues stated Commissioner Rechsteiner. Chairman Parks added – all the data.

Commissioner Marietta added his thoughts – he does understand the reasoning behind this, however if it is a touchy subject – the person here (PC meeting) who is upset with PC will be at the CC meeting upset and it will be ‘you’ in that bad situation – the representative. We need to use caution, it can put someone in a bad situation and not fair to that person. The PC minutes & voting record will be the most impartial that it can get. He will not volunteer but will go along. Items like tonight will be no problem – pretty easy. Some other issues that involve neighborhoods could bring a lot of emotion to a meeting. Chairman Parks agrees & added if anyone feels uncomfortable for any reason going to a meeting, bring it forward either in front of the group or to Jason or Paul.

Commissioner Allen also agreed that whoever brings it forward – it will be ‘you’ in that situation; it will be based on your interpretation, memory, emotion, demeanor etc. – there could be a problem. Chairman Parks said ‘you’ will be the face of the commission. We are going forward with this b/c of the Marky’s Meat issue. Commissioner Hauck said we are volunteers on this commission (not paid) doing our best & he agrees with Commissioner Marietta.

Chairman Parks said he knows Commissioner Rechsteiner takes it to heart & if the other members don’t mind, Commissioner Rechsteiner can be the representative. Chairman Parks also asked if Paul could find out about the new planner being the representing for the PC. Paul said the new planner has planning experience and will be doing what he does for the PC meetings. Chairman Parks said the planner could be a backup for Commissioner Rechsteiner. This next meeting should not need any representation, it is self-explanatory. Chairman Parks asked Commissioner Rechsteiner is he was okay with his name being thrown out there and Commissioner Rechsteiner said he was fine with it. Commissioner Rechsteiner will state if he is available for the CC meetings or not depending on his schedule. Everyone was in agreeance with Commissioner Rechsteiner being the face for the PC.

Mini Municipal Conference – October 30, 2017 from 9:30 a.m. to 3:00 p.m. – who still needs to sign up? (Attending – Arnold, Bowman, Kaufman, Rechsteiner). Hauck will be attending and Bowman will not be able to attend.

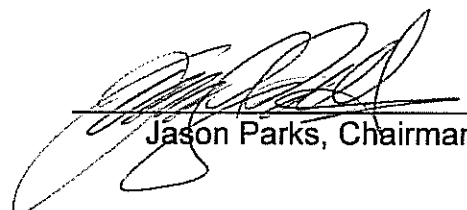
Motion to adjourn was made by Commissioner Hauck and seconded by Commissioner Rechsteiner. On roll call vote, the following voted “AYE”: Allen, Bowman, Hauck, Kaufman, Marietta, Parks and Rechsteiner. “NAY”: None. Absent: Arnold and Erdman.

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 6:49 p.m.


Brenda Bruntz, Secretary


Jason Parks, Chairman

AFFIDAVIT OF PUBLICATION

Star Herald
PO Box 1709
Scottsbluff, NE 69363

State of Nebraska
County of Scotts Bluff) ss.

I, Conny Derolt do solemnly swear that I am the Accounts Receivable Bookkeeper of the Star-Herald, a legal newspaper of general circulation, published daily except Mondays, at Scottsbluff, Scotts Bluff County, Nebraska; that the notice hereto attached and which forms a part of this affidavit was Published in said paper one consecutive week (s) in the issues published, respectively Oct. 6, 2017

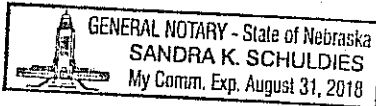
that said notice was published in the regular and entire issues and every number of the paper on the days mentioned, the same being the corresponding day of each week during the period of time of publication and that said notice was published in the newspaper proper and not in the supplement.

Conny Derolt

SUBSCRIBED in my presence and sworn to before me on Oct 10, 2017.

Sandra K. Schuldies
Notary Public

The publication fees amount to \$ 28.25
CTYGER-53993122



PLANNING COMMISSION AND CITY COUNCIL MEETING NOTICE

The City of Gering Planning Commission will conduct a public hearing to consider an application for a Final Plat of Lots 2A and 2B, Block A, Barton Subdivision a re-plot of Lot 2, Block A, Subdivision a part of Block 1, Barton Subdivision in the City of Gering, Scotts Bluff County, Nebraska. (Parcel Number 010253610).
The City of Gering Planning Commission will continue the public hearing to consider a Preliminary and Final Plat of Lots 1-7, Block 1 MO Subdivision a replot of Lot 6 Block 1, Hawley Place Addition, Lots 1, 2, 3, 4 and 5, Block 1, Thompson Addition in the City of Gering, Scotts Bluff County, Nebraska.
The City of Gering Planning Commission will continue the public hearing for a Final Plat on Lots 1 and 2, Block 1, Weborg Subdivision, Replat of part of Tax Lot 21, part of Tax Lot 25, City UP Addition Tract 1, Sales Only Subdivision and City UP Addition, Tract 3, Sales Only Subdivision to the City of Gering, Scotts Bluff County, Nebraska, situated in the Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Southeast Quarter of Section 35, Township 22 North, Range 55 West of the P.M., Scotts Bluff County, Nebraska.
The Planning Commission meeting will be held on Tuesday October 17, 2017 at 6:00 p.m. and the City Council meeting will be held on Monday, November 13, 2017 at 6:00 p.m. All meetings will be held in the Gering City Council Chambers, 1025 "P" Street Gering, Nebraska.
Any person with a disability desiring reasonable accommodation to attend a public meeting must contact the City Clerk's office at City Hall, 1025 "P" Street, Gering, NE by 12:00 p.m. five (5) days prior to the date of each meeting. Agendas kept current and up to date are available at the office of the City Clerk during normal business hours.
/s/Kathy Wall, City Clerk

Published in the Star-Herald
Scottsbluff NE
11, October 05, 2017