



CITY OF GERING PLANNING COMMISSION MEETING AGENDA

A REGULAR MEETING OF THE CITY OF GERING PLANNING COMMISSION WILL BE HELD ON **TUESDAY OCTOBER 6, 2026 AT 6:00 P.M.** IN THE GERING CITY HALL COUNCIL CHAMBERS, 1025 P STREET, GERING, NEBRASKA.

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

Call to Order and Roll Call

1. Pledge of Allegiance
2. Open Meetings Act - Neb. Rev. Stat. Chapter 84, Article 14, As required by State Law, public bodies shall make available copies of the current Open Meetings Act in the meeting room. There are printed versions of the Open Meetings Act on the counter by the press corps. Agenda items may be moved up or down on the agenda at the discretion of the Chairperson or Vice-Chairperson. 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 the Planning Commission determines that the matter requires emergency action.
3. Approval of Minutes of the September 15, 2026 regular Planning Commission meeting
4. Current Business:
 - A. Public Hearing to consider a Conditional Use Permit for a Boutique Wedding and Events Venue to be located at Lot 12 & 13, Block 23, Gardners Addition Replat, City of Gering, Scotts Bluff County, Nebraska.
 - i. Approve, deny or table Resolution PC 10-26-1 granting a Conditional Use Permit
5. City Engineer Report
6. OPEN COMMENT: Discussion or action by the Planning Commission regarding unscheduled business will not take place. This section is for citizen comment only.
7. Adjourn

THE OFFICIAL PROCEEDINGS OF THE CITY OF GERING PLANNING COMMISSION REGULAR MEETING, SEPTEMBER 15, 2026

A regular meeting of the City of Gering Planning Commission was held in open session on September 15, 2026, at 6:00 p.m. in the Gering City Hall Council Chambers at 1025 P Street, Gering, NE. Present were Commissioners Keener, C. Kaufman, Alvizar, Crews, Hauck and Taylor (6:09pm). Absent: Commissioners T. Kaufman, Miles and Waterman. Notice of the meeting was given in advance by publication in the Star-Herald on September 3, 2026 and the agenda was posted on the City's website on September 10, 2026, pursuant to the designated method of giving notice by the Planning Commission. All proceedings hereafter were taken while the meeting was open to the attendance of the public.

Call to Order and Roll Call:

Chair Keener called the meeting to order at 6:00 p.m. and noted that a quorum of the Planning Commission was present and business could be conducted.

1. Pledge of Allegiance

2. Open Meetings Act - Neb. Rev. Stat. Chapter 84, Article 14

Chair Keener stated that as required by State Law, public bodies shall make available copies of the current Open Meetings Act in the meeting room. There are printed versions of the Open Meetings Act on the counter by the press corps. Agenda items may be moved up or down on the agenda at the discretion of the Chairperson or Vice-Chairperson. 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 the Planning Commission determines that the matter requires emergency action.

3. Approval of Minutes of the September 1, 2026, regular Planning Commission meeting

A motion was made by Commissioner C. Kaufman to approve the minutes of the September 1, 2026 regular Planning Commission meeting. Seconded by Commissioner Hauck. There was no discussion. The Secretary called the roll. "AYES": Alvizar, Keener, C. Kaufman, Hauck and Crews. "NAYS": None. Abstain: None. Absent: T. Kaufman, Miles, Waterman and Taylor. Motion carried.

4. Current Business:

A. Consider request to vacate the Final Plat, Lots 1A and 2A, a Replat of Lots 1 and 2, Block 1, Brickfield Acres.

i. Review and make recommendation to City Council

Chair Keener introduced the agenda item to consider a request to vacate the Final Plat, Lots 1A and 2A, a Replat of Lots 1 and 2, Block 1, Brickfield Acres. City Engineer Annie Folck provided the staff report and recommendation.

Engineer Folck explained that Brickfield Acres was originally platted several years ago as Lots 1, 2, and 3. Lot 1 consisted of approximately one acre, Lot 3 consisted of approximately one acre, and the remaining property comprised Lot 2. At a later date, the property owner requested to move the lot line so that Lot 1 would be smaller. A replat was completed and approved, resulting in Lot 2 becoming slightly larger and Lot 1 slightly smaller while continuing to meet all applicable requirements.

Engineer Folck stated that the same property owner, who owns both lots, is now requesting to move the lot line back to its original location. She explained that the request must be completed by ordinance and requires approval by both the Planning Commission and City Council. Because the lots would continue to meet all applicable zoning requirements, staff recommended approval of the request.

Chair Keener asked if there were any questions or comments for staff. Commissioner Alvizar asked for clarification that Lot 1 would return to the same size as Lot 3. Engineer Folck confirmed that this was correct. She referenced the map displayed and explained that the lot lines would revert to the locations indicated as the former lot lines.

Commissioner Hauck confirmed that the request would restore the property to its original configuration and asked whether staff had any concerns with the change. Engineer Folck confirmed that it would and stated that staff had no concerns, noting that the change would have no impact on the City.

Commissioner C. Kaufman made a motion to recommend approval to City Council to vacate the Final Plat, Lots 1A and 2A, a Replat of Lots 1 and 2, Block 1, Brickfield Acres. The motion was seconded by Commissioner Hauck. There was no further discussion. The Secretary called the roll. "AYES": Crews, Keener, C. Kaufman, Hauck and Alvizar. "NAYS": Miles. Abstain: None. Absent: T. Kaufman, Miles, Waterman and Taylor. Motion carried.

B. Consider request to vacate the storm sewer easement on unplatted lands and within Hobbs Horizon Subdivision.

i. Review and make recommendation to City Council

Chair Keener introduced the agenda item to consider a request to vacate a storm sewer easement on unplatted lands and within Hobbs Horizon Subdivision. City Engineer Annie Folck presented the staff report and recommendation.

Engineer Folck explained that the request relates to the Oikos project in Hobbs Horizon Subdivision near McClellan Park. She noted that the preliminary plat identified an existing storm sewer easement with a notation that the easement was to be vacated. However, when the final plat was prepared, a formal document vacating the easement was not completed. As a result, the easement remained in effect. The issue was identified during the process of closing on federal funding for the project, which requires the easement to be formally vacated before the funding can proceed.

Ms. Folck explained that the easement was originally established when Eastfair was platted and was intended to accommodate a storm sewer through the area. Under the new design, stormwater will be managed through different storm sewer easements and a large retention area. She noted that the area had also not developed as originally anticipated, as the properties on either side of the cul-de-sac had previously been planned for multi-family development. Given the revised development and stormwater management plans, the existing easement is no longer necessary. Staff recommended approval of the request to vacate the easement.

Chair Keener asked whether vacating the easement would impede any future additions or development on the surrounding property. Ms. Folck confirmed that it would not.

Commissioner Hauck asked whether the designation of the easement as a stormwater easement indicated that the area was unsuitable for residential construction due to potential flooding. Ms. Folck clarified that this was not the case. She explained that the original development plan contemplated a storm sewer running through the middle of the area and discharging into the drain at the south end. The revised design will locate the storm sewer in a different area.

Chair Keener noted that Commissioner Taylor had joined the meeting and summarized the item under consideration to bring him up to date. Commissioner Taylor indicated that he had no questions.

Commissioner C. Kaufman made a motion to recommend approval to City Council to vacate the Final Plat, Lots 1A and 2A, a Replat of Lots 1 and 2, Block 1, Brickfield Acres. The motion was seconded by Commissioner Alvizar. There was no further discussion. The Secretary called the roll. "AYES": Keener, Alvizar, C. Kaufman, Hauck, Crews and Taylor. "NAYS": None. Abstain: None. Absent: Miles, T. Kaufman and Waterman. Motion carried.

5. City Engineer Report

City Engineer Folck provided the City Engineer Report and noted that an additional meeting was anticipated for October 6. She explained that the meeting would address a property currently under contract, with the contract contingent upon the property owner receiving a conditional use permit. Because several recent requests were time-sensitive for the property owners, staff had been working to process them as quickly as possible. Ms. Folck stated that, at this time, no additional items were anticipated beyond the October 6 meeting and that future meetings would likely be scheduled further out.

6. OPEN COMMENT: Discussion or action by the Planning Commission regarding unscheduled business will not take place. This section is for citizen comment only.

There was no citizen comment.

7. Adjourn

A motion was made by Commissioner Crews to adjourn. Seconded by Commissioner Alvizar. There was no discussion. The Secretary called the roll. "AYES": Crews, Taylor, Alvizar, C. Kaufman, Keener and Hauck. "NAYS": None. Abstain: None. Absent: Miles, T. Kaufman and Waterman. Motion carried.

The meeting adjourned at 6:13 p.m.

Levi Keener, Chairman

ATTEST:

Karen Heins, Administrative Secretary

CITY OF GERING
PLANNING COMMISSION RECOMMENDATION AND REPORT

To:	Planning Commission	Date:	10/6/2026
From:	Planning & Community Development	Zoning:	RM Medium Density Residential
Subject:	Recommendation & Report – Public Hearing to Consider a Conditional Use Permit	Property Size:	
Location:	Lot 12 & 13, Block 23, Gardners Addition Replat, City of Gering Scotts Bluff County Nebraska	#Lots/Parcels:	1
Owner:	Hilary & Randy Strom (future)	City Council Public Hearing:	NA

Public Notice: This Public Hearing was noticed meeting City Zoning and Subdivision Regulations and according to Nebraska State Statutes.

Agenda Item Summary

The City of Gering has received an application for a conditional use permit for a boutique wedding and events venue located at Lot 12 & 13, Block 23, Gardners Addition Replat, City of Gering Scotts Bluff County Nebraska.

The property was formerly used as Living Stones Christian Church. It is located on the corner of 9th Street and Q Street, across the street from Gering Middle School.

The following are criteria that must be considered before granting a Conditional Use Permit as described by Section 2.2.2.D of the City's Zoning Code, along with a description of how the proposed facility will address these criteria:

1. **Access:** Ingress and egress of property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe:

The property has existing pedestrian access from the public sidewalk and established entrances/exits that have historically served the property as a church and gathering facility. The existing accessible ramp and walkways will continue to provide safe pedestrian access to the building. All entrances, exits, and emergency access routes will be maintained.

2. **Parking:** Off-street parking and loading areas where required, with particular attention to the noise, glare, or odor effects of the conditional use on adjoining properties and properties generally in the district:

Guests will utilize available off-street parking and public parking in the surrounding area. Event attendance will be managed in accordance with occupancy approved by the City. Venue will primarily host scheduled private events rather than continuous daily customer traffic.

City Zoning Code Section 5.6.1 requires one parking spot per four seats. It also allows for 1/3 of on-street parking spaces and ½ of public parking spaces within 600 feet of a facility to count towards the total number of required parking spaces. There are approximately 285 on-street parking spaces within 600 feet of the facility. This means that by code, we can consider 95

parking spaces to be counted toward available parking. Assuming one parking spot per four seats, there would be sufficient parking for approximately 380 people, which far exceeds the capacity of what is proposed.

3. **Service - Refuse and Service Areas:** Property is served by dumpsters in the alleyway to the east. Applicant will have to pay for commercial trash service, and if needed, could either add additional pickups each week or an additional dumpster. Applicant states that service and refuse areas will be maintained in a clean and orderly condition.
4. **Utilities:** Property is an existing site that is already served by all necessary utilities.
5. **Screening:** The appearance of the property is compatible with the residential neighborhood, so no screening or buffering is recommended by staff.
6. **Signs:** Any new venue signage will be professionally designed, appropriately scaled to the property, and installed in compliance with City sign requirements. Staff recommends requiring any signage to be monument style as a condition of the permit.
7. **Yards:** All required yards are already established as this is a developed property. No building expansion or significant reduction of existing yard or open space is being proposed.
8. **Compatibility:** As a former church building, the property itself is compatible with the adjacent residential properties. The location adjacent to the downtown business district (C-2) lends itself well to the proposed use. The size of the building will serve as a limit to the size of events that may be held, which should not exceed the size of weddings or other events that could have been held at the facility when it was being used as a church.

Staff recommends approval of the CUP with the following conditions:

- Event size shall be limited to 200 people or fewer.
- Signage shall repurpose existing monument sign or install new sign with same dimensions (7' wide X 5'3" high) in the same location. Any wall signs shall not exceed the dimensions of the existing wall signs.
- No events shall take place between the hours of 1:00 AM and 7:00 AM.

MOTION:

Approve

Approve Conditional Use Permit for Lot 12 & 13, Block 23, Gardners Addition Replat, City of Gering Scotts Bluff County Nebraska, for the following reasons:

Deny

Deny Conditional Use Permit for Lot 12 & 13, Block 23, Gardners Addition Replat, City of Gering Scotts Bluff County Nebraska, for the following reasons:

Table

Table Conditional Use Permit for Lot 12 & 13, Block 23, Gardners Addition Replat, City of Gering Scotts Bluff County Nebraska, for the following reasons:



APPLICATION FOR CONDITIONAL USE PERMIT

1. **Date Filed** 08/31/2026 **Planning Commission Hearing Date** 10/6/2026
2. **Applicant Name** Hilary & Randy Strom
Address 1650 9th Street, Gering, NE 69341
Telephone No. 308-765-0902
Email stromfamily10@gmail.com
3. **Present Owner** Living Stones Christian Church
4. **Present Zoning** Residential
5. **Legal Description of Property:** Lot 12 & 13, Block 23, Gardners ADD replat 02-21-55
City of Gering Scotts Bluff County Nebraska
6. **Present Use of Property** Church
7. **Desired Use of Property** Boutique Wedding & Events Venue
8. **Adjoining Property Use**

North	<u></u>	South	<u></u>
East	<u></u>	West	<u></u>
9. **Proposals for addressing the following criteria:**

- 1) **ACCESS:** Ingress and egress of property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe:

The property has existing pedestrian access from the public sidewalk and established entrances/exits that have historically served the property as a church and gathering facility. The existing accessible ramp and walkways will continue to provide safe pedestrian access to building. Events will be scheduled and managed to promote orderly arrival and departure of guest. All entrances, exits and emergency access routes will be maintained.

- 2) PARKING: Off-street parking and loading areas where required, with particular attention to the items in (1) above and the noise, glare, odor or economic effects of the exception on adjoining properties generally in the district:

Guests will utilize available off-street and lawful public parking in the surrounding area.

Event attendance will be managed in accordance with occupancy approved by the City.

Venue will primarily host scheduled private events rather than continuous daily customer traffic, allowing arrivals and departures. Events will be held indoors within the chapel and reception/event areas to minimize noise, and glare.

- 3) SERVICE: Refuse and service areas, with particular reference to the items in (1) and (2) above:

Refuse generated by events will be contained in appropriate covered trash receptacles and removed on a regular basis. Event setup, catering deliveries and cleanup will be coordinate to minimize disruption. Service and refuse areas will be maintained in a clean and orderly condition.

- 4) UTILITIES: Utilities, with references to location, availability, and compatibility

The property is an existing developed site currently served by established municipal and other utility services, including water, sewer, electricity and gas.

- 5) SCREENING: Screening and buffering with reference to type, dimensions, and character

The property currently contains established landscaping and mature vegetation that provide natural separation and buffering from surrounding properties. Existing landscaping will be maintained.

- 6) SIGNS: Signs, if any, and proposed exterior lights with reference to glare, traffic safety, economic effect and compatibility and harmony with properties in the district

Any new venue signage will be professionally designed, appropriately scaled to the property and installed in compliance with City sign requirements. Exterior lighting will be limited to lighting necessary for entrances, walkways and safety.

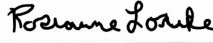
- 7) YARDS: Required yard and other open space

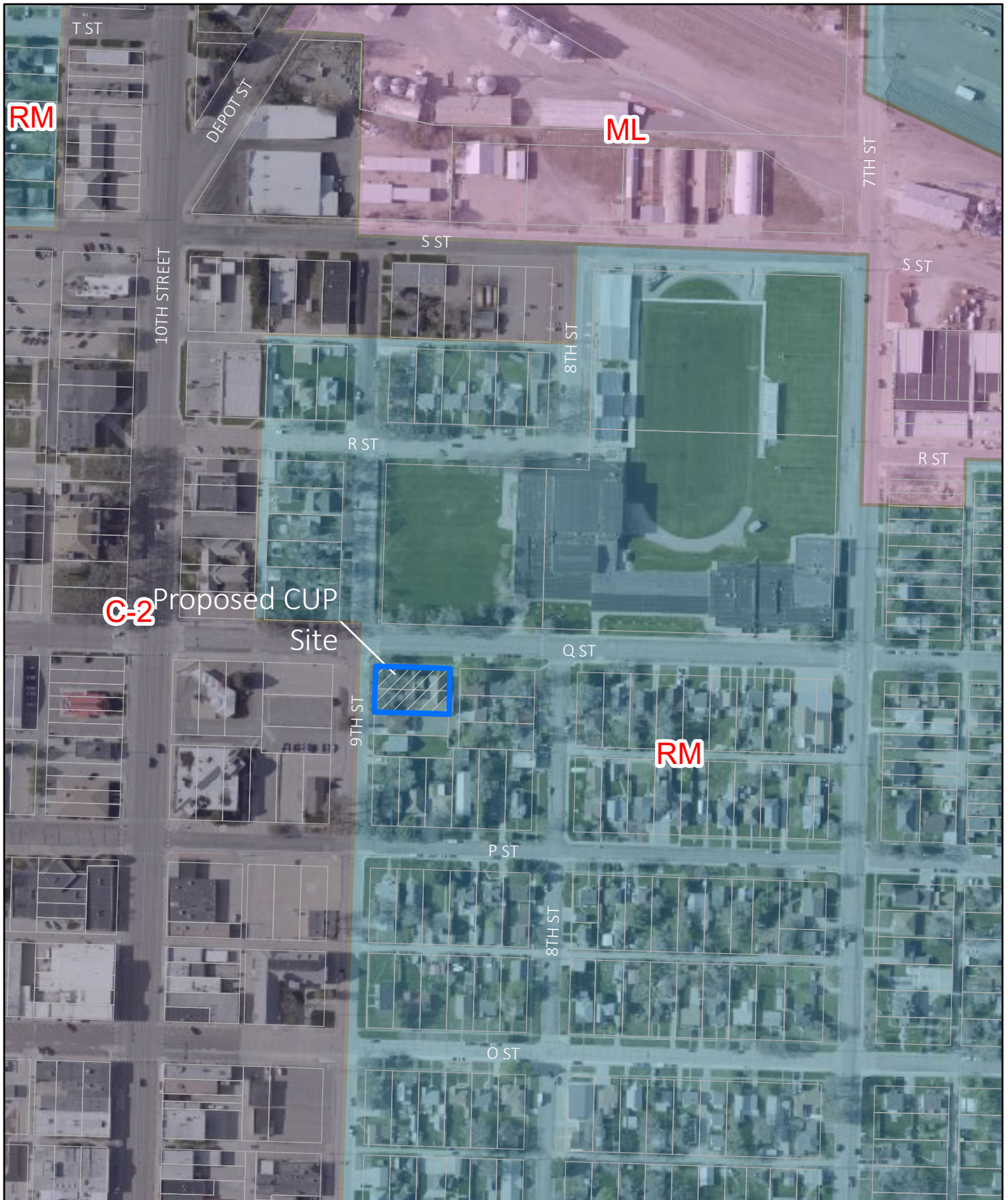
The proposed use will primarily utilize the existing building and development property. No building expansion or significant reduction of existing yard or open space is being proposed.

8) **COMPATIBILITY:** General compatibility with adjacent properties and other property in the district.

The proposed use is compatible with the surrounding neighborhood because it will continue the property's historic use as a place for ceremonies and gatherings while preserving the existing building and character of the property. Events will primarily take place indoors within the existing chapel and reception areas. The venue will host scheduled private events rather than continuous commercial traffic. Operations will manage noise, lighting, traffic and other impacts on neighboring properties. Existing landscaping and open space will be maintained, and the property will be professionally maintained in a manner that complements the surrounding neighborhood.


Applicant's Signature

Signed by:
 9/1/2026
9DED6CB9849242D...
Property Owner's Signature
(if different than applicant)



Final 9.22.2026
S. Rodriguez

Zone Boundaries

- RM Residential Medium-Density District
- C-2 Central Business District
- ML Light Industrial District

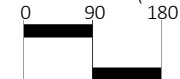
ZONING MAP

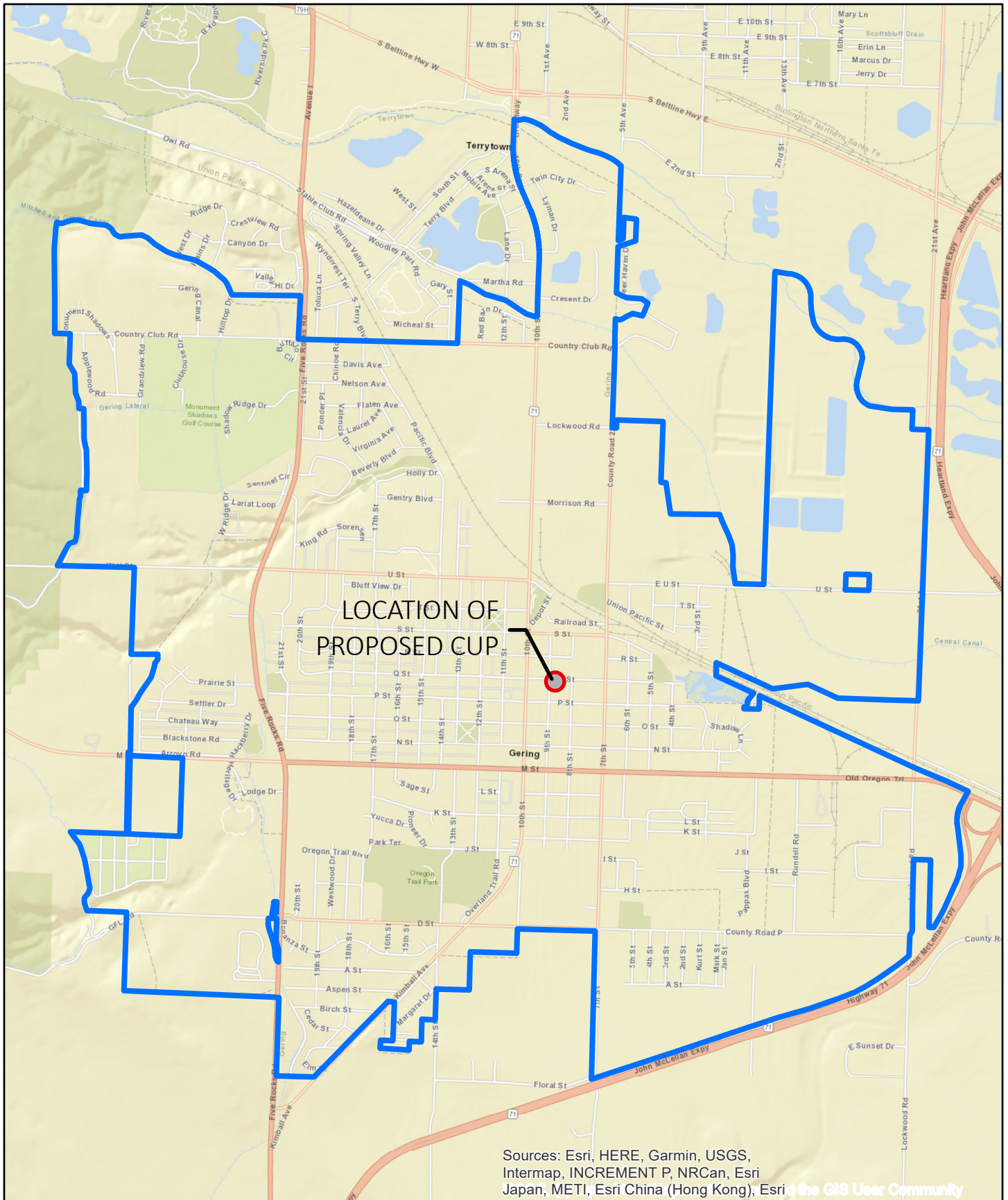
Engineering and Mapping Department City of Gering

NORTH



LINEAR SCALE (FEET)





9.22.2026
S. Rodriguez

VICINITY MAP

Engineering and Mapping Department City of Gering

NORTH LINEAR SCALE (MILES)

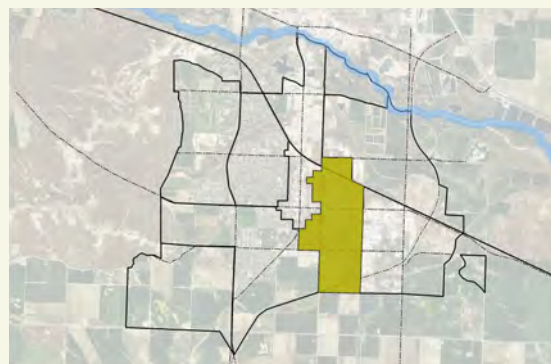


District 4

East Gering Neighborhood District

Existing Characteristics

Eastern Gering neighborhoods consist primarily of single-family detached residential uses on small to medium lots, with a few two – to three-unit uses integrated within several of the neighborhoods. The district also has a mix of low– to mid-scale multi-unit residential options clustered together on select sites throughout the district. The district has urban block patterns close to downtown transitioning to longer block patterns as you move east and south across the district. Detached sidewalks are prevalent in blocks near downtown with attached sidewalks in the newer developed residential areas.



Access to residences are taken from driveways with alleys in the rear. Both attached and detached garage forms are present in the district, with buildings set back from the street. Access is primarily from local and collector streets with good connectivity for all modes.

Open space is in the form of private yards and neighborhood parks.

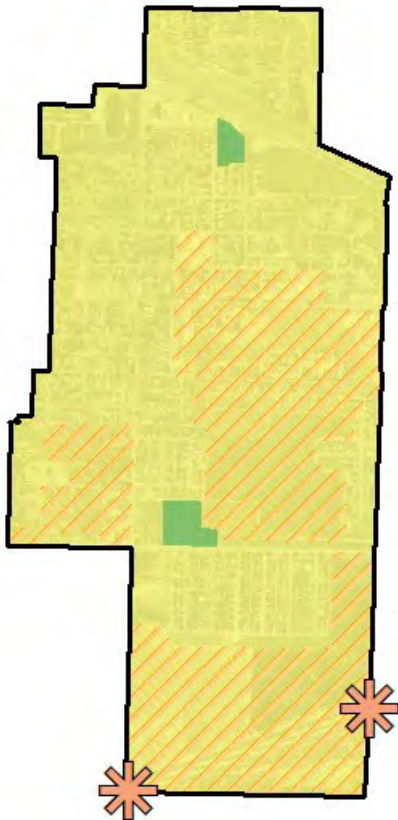
Secondary uses include parks and open space systems, schools, retirement centers and assembly uses.

Future Desired Characteristics

As new neighborhoods are developed, inclusion of a variety of housing types and densities at various price points should be prioritized. The district has a considerable amount of vacant land providing opportunities for new housing, which should include a compatible mix of single-family on different lot sizes, as well as townhomes, condominiums, and apartments that are designed to fit the context of nearby housing and neighborhoods serving a mix of incomes. Higher density housing should be located along major roads such as M Street and 10th Street. Parks should be incorporated into new neighborhoods in addition to other community facilities where appropriate. Alternative transportation connections should be provided to the Downtown area and other key destinations.

District 4: East Gering Neighborhood District

Future Places



Land Use

Residential

Intensity

Higher Density

Commercial Node

Land Use Scale & Form

Primary Zoning

Residential: New residential development should consist of detached single-family homes on small lots, as well as a range of attached units (duplex, tri-plex, townhomes) and standalone apartments or condominium style buildings with up to four units. Vacant lots located near major roads would be appropriate for higher density housing, including mid-scale apartment buildings of eight units.

Neighborhood and community based public/semi-public facilities– places of worship; public safety; schools.

Neighborhood parks, trails, and recreational facilities.

- R1** Low Density Residential
- R2** Medium Density Residential
- R3** High Density Residential

USES	ZONING DISTRICTS									
	AG	RR	RL	RM	RH	C-1	C-2	C-3	ML	MH
	AGG / AEDS	RRE	RL	(RM + RML)	(RMH)	BNC(C-1)	BCB(C-2)	(BHC(C-3)+ BTS(C-4) +BEC(C-5)	ML	MH
AGRICULTURAL										
Agricultural Produce Stand	P	P								
Agricultural Production	P	P								
Agricultural Service	C									
Animal Husbandry	P	P								
Bulk Grain Storage / Grain Elevator	P								P	P
Feed Lots (1st / 2nd / 3rd Class)	C									
Livestock Auction / Sales Barn										P
NATURAL RESOURCE										
Gas / Oil Wells	C									C
Natural Resource Extraction / Processing	C									C
RESIDENTIAL										
Boarding and Rooming Houses / Bed and Breakfasts	C	P	C	C	C		P			
Convalescent / Nursing / Rest Homes					P	P				
Group Home		C	C	C	C					
Group Shelters / Transitional Housing		C			C		C	P		
Home Occupation	P	P	P	P	P					
Independent and Assisted Living Center					P	P				
Live Work /Basement or Loft (Residential / Commercial) Dwelling (not in 1st floor)						P	P			
Mobile / Manufactured Home Park					P					
Multi-Family Dwellings - General					P					
Muti-Family Dwellings - Limited (6 units or less)				C	P					
Short-term Residential Rental	P	P	P	P	P	P	P			
Single-Family Dwellings (attached)			C	C	P	P	P			
Single-Family Dwellings (dettached)	P	P	P	P	P					
Accessory Dwelling Unit	P	P		C	P					
Tiny Homes / Tiny Home Community					P					
Two-Family Dwelling (Duplex)			C	P	P					
CIVIC / PUBLIC ASSEMBLY / SEMI-PUBLIC / UTILITY										
Airports / Landing Strips / Heliports	C							C	C	C
Cemetaries	C	C	C	C	C					
Communication Equipment / Structures		C			C	C	P	P	P	P
Communication Towers	C	C	C	C	C	C	C	C	C	C
Community / Cultural / Educational Facilities	C	C	C	C	C	C	C	P	P	
Golf Course	C	C	C	C	C					
Government / Public Service Administrative Facilities				C	C	P	P	P		
Government / Public Service Yards						C	C	P	P	P
Hospital				C	C	P	P	P		
Libraries				C	C	P	P	P		

USES	ZONING DISTRICTS									
	AG	RR	RL	RM	RH	C-1	C-2	C-3	ML	MH
	AGG / AEDS	RRE	RL	(RM + RML)	(RMH)	BNC(C-1)	BCB(C-2)	(BHC(C-3)+ BTS(C-4) +BEC(C-5)	ML	MH
Parks (public / private)	P	P	P	P	P	P	P	P	P	P
Post Offices						C	P	P	P	P
Public Safety / Emergency Service Facilities	C	C	C	C	C	C	P	P	P	P
Recreation / Entertainment Facilities - Indoor (public / private)	C	C	C	C	C	P	P	P	C	
Recreation / Entertainment Facilities - Outdoor (public / private)	C	C	C	C	C	C	C	P	C	
Recreational Vehicle Park/Campground	C						C	C	C	
Religious Facilities / Institutions (Churches)	C	C	C	C	C	P	P	P		
Sports Arenas / Stadiums (within buildings)							C	P	P	
Theaters / Auditoriums						C	P	P	P	
Utility and Service Facilities	C	C	C	C	C	C	C	P	P	P
Water / Sewage Treatment Facilities	C								P	P
COMMERCIAL / INDUSTRIAL										
Adult Entertainment Establishments										C
Art Galleries						P	P	P	P	
Automatic Bank Teller Machines - external / stand alone						C	C	P	P	P
Auto wrecking yard or junk yard only when located inside a building or when wholly enclosed by a well-maintained fence not less than eight (8) feet in height.									C	P
Banks (with or without drive through or ATM)						C	P	P	P	
Barber and Beauty Shops						P	P	P	P	
Bars / Cocktail Lounges / Drinking Establishments / Nightclubs							P	P	P	
Bicycle Shops						P	P	P	P	
Billiard / Pool Halls							P	P	P	
Bowling Alleys							P	P	P	
Bus Depots / Public Transit Transfer Stations							P	P	P	P
Bus / Transit Fleet (storage, repair or service)									P	P
Commercial Retail - stores / shops						P	P	P	P	P
Commercial Services								P	P	P
Commercial Services - limited							P	P	P	P
Contractor / Equipment / Vehicle Fleet Yards									P	P
Convenience Stores						C	P	P	P	P
Day Care - Child Care Centers	C	C			C	P	P	P	C	
Day Care - Family Child Care Home	P	P	P	P	P					
Day Care - Family Child Care Home (24 hours)	C	C	C	C	C					
Exterminators								P	P	P
Farm Equipment Sales / Display - with or without repair services	C							P	P	P
Feed and Seed Stores (enclosed structure only)	C							P	P	P
Funeral Homes / Chapels / Mortuaries						C	P	P	P	
Garden Supply / Outdoor Nurseries	P						P	P	P	
Garden Supply Stores - Nurseries limited (enclosed area and container / packaged form)	C						P	P	P	
Hotels / Motels / Lodging Facilities							P	P	P	

USES	ZONING DISTRICTS									
	AG	RR	RL	RM	RH	C-1	C-2	C-3	ML	MH
	AGG / AEDS	RRE	RL	(RM + RML)	(RMH)	BNC(C-1)	BCB(C-2)	(BHC(C-3)+ BTS(C-4) +BEC(C-5)	ML	MH
Household Appliance / Repair Shops							P	P	P	
Industrial Services									P	P
Kennels - indoor	P							P	P	P
Kennels - outdoor	C							C	P	P
Laundries / Dry Cleaning - self service or pick-up / drop off activities only							P	P	P	P
Liquor Stores							P	P	P	
Manufacturing / Fabrication / Assembly									P	P
Manufacturing / Fabrication / Assembly - limited							C	P	P	P
Meat Locker								P	P	P
Meat and poultry packing, slaughtering, eviscerating and skinning; and the rendering of by-products of slaughtering and killing animals or poultry.										C
Medical / Health Facilities						P	P	P	P	
Microbrewery						C	P	P	P	P
Mini / Self- storage Rental Buildings / Units								C	P	P
Music / Dance Studios					C	P	P	P	P	
New / Used Automobile Sales							C	P	P	P
New / Used Automobile Sales with limited repair services								P	P	P
Office / Office Buildings business and professional						P	P	P	P	P
Parking Lot (stand alone - public or private)						P	P	P	P	P
Parcel Delivery Services							P	P	P	P
Pharmacy						C	P	P	P	
Printing Shops							P	P	P	P
Recreational Vehicle Parking Area								P	P	P
Recreational Vehicle Sales / Service / Rentals / Repair								P	P	P
Repair Services - Automobile								P	P	P
Repair Services - Automobile Limited							C	P	P	P
Restaurants - Drive-in / Drive-thru						C	C	P	P	
Restaurants / Cafes						P	P	P	P	
Retail Stores / Shops						P	P	P	P	
Service / Gas Stations - Automobile (with or without minor repair services and/or carwash)							C	P	P	P
Service / Gas Stations - Automobile Limited						C	P	P	P	P
Storage / Warehouse									P	P
Storage / Warehouse - limited							P	P	P	P
Tattoo Parlor / Body Piercing / Permanent Cosmetics and Branding							P	P	P	P
Truck Fueling / Repair Services (not including truck / trailer washing facilities)								P	P	P
Truck Fueling / Repair Services (truck / trailer washing facilities)									P	P
Trucking / Distribution									P	P
Veterinary Clinic Limited							C	P	P	P

[illegible]

**RESOLUTION PC 10-26-1
CONDITIONAL USE PERMIT FOR EVENTS VENUE**

RECITALS

1. Pursuant to Gering Zoning Regulations, Article 2, a Conditional Use Permit application for an Events Venue has been submitted by Hilary and Randy Strom, to be located at 1650 9th Street, Gering, NE.
2. The Planning Commission has reviewed the application as to its conformity with the 2020 City of Gering Comprehensive Plan.
3. The Planning Commission has reviewed the application as to its conformity with the City of Gering Zoning Regulations.

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF GERING NEBRASKA:

1. The Planning Commission finds the Conditional Use Permit application for an Events Venue to be located at 1650 9th Street conforms to the City of Gering 2020 Comprehensive Plan and the City of Gering Zoning Regulations and approves the permit with the following conditions:
 - a. Events shall be limited to 200 or fewer people.
 - b. Signage shall repurpose existing monument sign or install a new sign with the same or smaller dimensions (existing sign is 7' wide and 5'3" high) in the same location. Any wall signs shall not exceed the dimensions of the existing wall signs.
 - c. No events shall take place between the hours of 1:00 AM and 7:00 AM.
2. This resolution shall become effective immediately upon its adoption.

PASSED and APPROVED on _____

**PLANNING COMMISSION OF
THE CITY OF GERING, NEBRASKA**

By: _____
Chair

ATTEST:

By: _____
Recording Secretary