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, Article14**

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": None. 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

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 NEBRSKA:

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 October 6, 2026

PLANNING COMMISSION OF THE CITY OF GERING, NEBRASKA

By: _____
Chair

ATTEST:

By: _____
Recording Secretary