

THE OFFICIAL PROCEEDINGS OF THE GERING CITY PLANNING COMMISSION
MEETING APRIL 7, 2020

The Gering City Planning Commission of Gering, Nebraska was held in open session at 6:00 p.m. via teleconference due to on-going COVID19 precautions and pursuant to a Limited Waiver Executive Order by Governor Ricketts. Present were Commissioners Allen, Bowman, Hauck, Kaufman, Marietta, Miles, Rajewich, Rechsteiner and Shimic. Absent: None. Also, present City Engineer 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 was taken while the meeting was open to the attendance of the public.

Chairman Rechsteiner called the meeting to order at 6:02 p.m., roll call was taken and reviewed the Open Meetings Act, Nebraska Revised Statutes Chapter 84, Article 14, which requires at least one copy of the Open Meetings Act be posted in the meeting room and the time limit for public comment.

Chairman Rechsteiner asked for a motion to approve or disapprove the minutes from the March 17, 2020 meeting. Commissioner Marietta made the motion to approve the minutes and Commissioner Bowman seconded. On roll call vote, the following voted "AYE": Allen, Bowman, Hauck, Kaufman, Marietta, Miles, Rechsteiner. "NAY": None. Absent: None.

Current business:

a. The City of Gering Planning Commission will conduct a public hearing via teleconference to consider a Preliminary Plat in the RM zone (Medium Density Residential) for Lots 5-through 8, Block 6, Lot 14, Block 9 and Lots 12 and 13, Block 11 Westwood Estates, in the City of Gering, Scotts Bluff County, Nebraska. An addition to the City of Gering, situated in the Southwest Quarter of the Southwest Quarter of Section 2, Township 21 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska.

Commissioner Miles recused himself from this agenda item – it is a conflict of interest.

CITY OF GERING
PLANNING COMMISSION RECOMMENDATION AND REPORT

To:	Planning Commission	Date:	4/7/2020
From:	Planning & Community Development	Zoning:	RM
Subject:	Recommendation & Report – Preliminary Plat	Property Size:	2.05 acres
Location:	SW ¼ SW ¼ Section 2, T21N, R55 W East of 5 Rocks Road, west of 19 th Street, and west of the end of Oregon Trail Boulevard	#Lots/Parcels:	Lots 5 through 8, Block 6, Lot 14, Block 9 and Lots 12 and 13, Block 11 Westwood Estates

Owner:	Westwood Development Co.	City Council Public Hearing:	4/27/2020
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Public Notice: This Public Hearing was noticed meeting City Zoning and Subdivision Regulations.

Public Hearing

This is a recommendation and report to consider an application for the Preliminary Plat in the RM zone (Medium Density Residential) for Lots 5 through 8, Block 6, Lot 14, Block 9 and Lots 12 and 13, Block 11 Westwood Estates, in the City of Gering, Scotts Bluff County, Nebraska. An addition to the City of Gering, situated in the Southwest Quarter of the Southwest Quarter of Section 2, Township 21 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska.

The preliminary plat shows the extension of Oregon Trail Boulevard will be extended through to Five Rocks Road. This access point onto Five Rocks Road has been previously approved by NDOT. 20th Street will be stubbed out to the south for future development. The lots will be served with water by an eight-inch water main that will be located in Oregon Trail Boulevard. This water main will also be stubbed out to the south for future development. The lots in Block 9 and Block 6 are already served by sanitary sewer. The sanitary sewer will be extended from the alley on the north of the property to Oregon Trail Boulevard to serve the two lots in Block 11. Electric service will be provided in the alleyways and a short stretch will be underground under Oregon Trail Boulevard to serve Block 11.

Stormwater retention will be provided off site. The City is working with the developer to determine a location in Oregon Trail Park that will be able to accommodate the additional runoff. This will allow the City to address some existing stormwater issues at the same time, and will be a much better addition to the neighborhood in the long term as it can become a multi-purpose function in our park. The developer will pay for a portion of the cost of the retention pond, to be specified in the development agreement.

The preliminary plat conforms to all City codes, and staff recommends approval.

Mr. Chairman and Commission Members, this completes my entry regarding this recommendation and report to consider this application for Preliminary Plat for Westwood Estates. I would ask this Commission to recommend approval or denial of the Preliminary Plat to the City Council.

Recommendation

Approve

Make a POSITIVE RECOMMENDATION for City Council to approve the Preliminary Plat for Lots 5 through 8, Block 6, Lot 14, Block 9 and Lots 12 and 13, Block 11 Westwood Estates, with the following conditions:

Deny

FAIL TO RECOMMEND to City Council the Preliminary Plat for Lots 5 through 8, Block 6, Lot 14, Block 9 and Lots 12 and 13, Block 11 Westwood Estates, for the following reasons:

Table

Annie spoke about the application.

Westwoods Estates is South of M Street and East of Five Rocks Roads. This area is still not built yet and they are planning to develop just the North end of that area. According to the preliminary plat, Oregon Trail Boulevard (which is at a dead end right now) will be extended to the West to

Five Rocks Road. This will allow another entrance into this area off of Five Rocks Road. Twentieth Street will be extended to the south. In this phase there will be 7 new lots initially. The extension onto Five Rocks Road is state controlled right of way. Nebraska State Department of Transportation has previously approved this extension and access. Water lines will be extended all the way to Five Rocks Road to connect into the existing water main that runs North to South along Five Rocks Road. This connection will also help with the water pressure issues in this area. Five of the current lots already have sewer lines in the alley. (Lots on Block 9 & 6 have existing sewer) and the sanitary sewer will be extended to Lots 12 & 13. Public Works director has reviewed the preliminary plat along with the City Engineer and made some small changes. This meets all of the City sub division regulations/requirements. Staff recommends to approve the preliminary plat.

Commissioner Bowman asked why the surveyor's certificate & owner's statement were not signed. Annie replied they are signed when it is approved.

Commissioner Hauck asked about an "X" in the concrete according to the plat - it is mentioned twice. Annie said this is a surveyor's mark for a reference – existing point.

Chairman Rechsteiner said there are no more questions for Annie. The public hearing will open at 6:18 p.m. The applicants are on the line. Applicant Jody Miles said Annie did a good job describing. He went on to say there are ten lots yet to be developed South of this current phase (this will be a future addition). This will help the area with another outlet onto Five Rocks Road and relieve pressure (traffic) on D Street. It will also add future lots (taxpayers). Commissioner Rajewich asked if this will (going forward) open up for Heritage Estates. Annie said Heritage no longer planning on developing to the North. Westwood Drive will be extended to the North. There was no one on the line in favor or opposed to the preliminary plat application. Public hearing was closed at 6:22 p.m.

Commission Kaufman Made a POSITIVE RECOMMENDATION for City Council to approve the Preliminary Plat for Lots 5 through 8, Block 6, Lot 14, Block 9 and Lots 12 and 13, Block 11 Westwood Estates, with the following conditions: - no conditions. Motion was seconded by Commissioner Rajewich. On roll call vote, the following voted "AYE": Allen, Bowman, Hauck, Kaufman, Marietta, Rajewich, Rechsteiner and Shimic. "NAY": None. Absent: None. Abstain: Miles.

b. The City of Gering Planning Commission will conduct a public hearing via teleconference to consider a Final Plat in the RM zone (Medium Density Residential) for Lots 5 through 8, Block 6, Lot 14, Block 9 and Lots 12 and 13, Block 11 Westwood Estates, in the City of Gering, Scotts Bluff County, Nebraska. An addition to the City of Gering, situated in the Southwest Quarter of the Southwest Quarter of Section 2, Township 21 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska.

Commissioner Miles recused himself from this agenda item – it is a conflict of interest.

CITY OF GERING
PLANNING COMMISSION RECOMMENDATION AND REPORT

To:	Planning Commission	Date:	4/7/2020
From:	Planning & Community Development	Zoning:	RM
Subject:	Recommendation & Report – Final Plat	Property Size:	2.05 acres
Location:	SW ¼ SW ¼ Section 2, T21N, R55 W East of 5 Rocks Road, west of 19 th Street, and west of the end of Oregon Trail Boulevard	#Lots/Parcels:	Lots 5 through 8, Block 6, Lot 14, Block 9 and Lots 12 and 13, Block 11 Westwood Estates
Owner:	Westwood Development Co.	City Council Public Hearing:	4/27/2020

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

Public Hearing

This is a recommendation and report to consider an application for the Final Plat in the RM zone (Medium Density Residential) for Lots 5 through 8, Block 6, Lot 14, Block 9 and Lots 12 and 13, Block 11 Westwood Estates, in the City of Gering, Scotts Bluff County, Nebraska. An addition to the City of Gering, situated in the Southwest Quarter of the Southwest Quarter of Section 2, Township 21 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska.

This plat meets all of the City’s subdivision requirements. A developer’s agreement will be executed that will outline the responsibility of the developer to pave the streets and install water and sewer service in accordance with what was proposed in the preliminary plat.

The final plat conforms to all City code requirements, and staff recommends approval.

Mr. Chairman and Commission Members, this completes my entry regarding this recommendation and report to consider this application for Final Plat for Westwood Estates. I would ask this Commission to recommend approval or denial of the Final Plat to the City Council.

Recommendation

Approve

Make a POSITIVE RECOMMENDATION for City Council to approve the Final Plat for Lots 5 through 8, Block 6, Lot 14, Block 9 and Lots 12 and 13, Block 11 Westwood Estates, with the following conditions:

Deny

FAIL TO RECOMMEND to City Council the Final Plat for Lots 5 through 8, Block 6, Lot 14, Block 9 and Lots 12 and 13, Block 11 Westwood Estates, for the following reasons:

Table

Annie spoke about this application.

The difference between a final plan is the preliminary plat has more details on utilities and items the City needs to address. The final plat shows boundaries of the property - similar to preliminary plat but with less information. Annie had no more to add. Chairman Rechsteiner said the public hearing will

open at 6:28 p.m. The applicants are on the line if there are any questions. There was no one on the line in favor or opposed to the final plat application. Public hearing was closed at 6:29 p.m.

Commission Kaufman Made a POSITIVE RECOMMENDATION for City Council to approve the Final Plat for Lots 5 through 8, Block 6, Lot 14, Block 9 and Lots 12 and 13, Block 11 Westwood Estates, with the following conditions: - no conditions. Motion was seconded by Commissioner Rajewich. On roll call vote, the following voted "AYE": Allen, Bowman, Hauck, Kaufman, Marietta, Rajewich, Rechsteiner and Shimic. "NAY": None. Absent: None. Abstain: Miles.

City Engineer report: There are pending applications (TIF is one) for the next meeting on May 5, 2020. The tax increment financing is for Crossroads Coop project in the Industrial Park, in addition, there will be a preliminary & final plat for the Industrial Park. The final draft of the zoning regulations is on the website. This will be emailed out to the PC members. A press release will be sent out for public input on the zoning regulations. Annie asked for any PC member who would add a quote to the press release to let the public know that they have been involved with the zoning regulation update and it is just not staff working on it. Commissioners Allen & Bowman volunteered. City Hall is shut down and all employees are doing essential duties only at this time. The current health directive from the Governor expires May 11th, so the next PC meeting will be done the same as tonight – teleconference via zoom. Commissioner Allen inquired about Crossroads - Annie said Crossroads Cooperative is a grain company that is currently located on a site adjacent to the Industrial site. They will be doing a major expansion which is about 9 million \$ project and it will expand in the new Industrial Park.

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

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, individuals not standing at the podium to speak or shuffling of papers.

Adjourn 6:38 p.m.


Jeremy Rechsteiner, Chairman


Brenda Bruntz, Secretary