

THE OFFICIAL PROCEEDINGS OF THE GERING CITY PLANNING COMMISSION
MEETING AUGUST 20, 2019

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, Rechsteiner and Shimic. Absent: Rajewich. Alternate Commissioner Erdman was not present. Also, present were City Engineer Annie Folck, 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. 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 6:09 p.m., roll call was taken and the Pledge of Allegiance was recited; also reviewed were the 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 July 16, 2019 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, Rechsteiner and Shimic. "NAY": None. Absent: Rajewich.

a.
 The Gering Planning Commission will conduct a public hearing to consider an Ordinance to Vacate Lots 2 and 3, Schwindt Subdivision situated in the Southwest Quarter of the Southeast Quarter of Section 12, Township 21 W, Range 55 North of the 6th Principal Meridian, Scotts Bluff County NE otherwise known as 220714 CR R Gering, NE. (Open 6:13 pm)

CITY OF GERING
PLANNING COMMISSION RECOMMENDATION AND REPORT

To:	Planning Commission	Date:	8/20/19
From:	Planning & Community Development	Zoning:	AGG
Subject:	Recommendation & Report – Ordinance to Vacate	Property Size:	2.74 Acres
Location:	Lots 2 and 3, Schwindts Subdivision	#Lots/Parcels:	1
Owner:	Dick and Sharon Rahmig	City Council Public Hearing:	9/9/19

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

Public Hearing

Mr. Chairman and Commission Members,

This is a recommendation and report to consider an application to vacate Lots 2 and 3, Schwindts Subdivision, which is located in the City's extraterritorial zoning jurisdiction. The property is currently in the Agricultural zone. By vacating the subdivision of the lots, the parcel will revert to being part of the larger farm. This is being done at the owner's request and is to be done by ordinance. Staff recommends approval of the Ordinance to Vacate.

Mr. Chairman and Commission Members, this completes my entry regarding this recommendation and report to consider this application to vacate Lots 2 and 3, Schwindts Subdivision. I would ask this Commission to recommend approval or denial of the Ordinance to Vacate to the City Council.

Recommendation

Approve

Make a POSITIVE RECOMMENDATION for City Council to approve the Ordinance to Vacate Lots 2 and 3, Schwindts Subdivision, with the following conditions:

Deny

Make a NEGATIVE RECOMMENDATION to City Council for the Ordinance to Vacate Lots 2 and 3, Schwindts Subdivision, for the following reasons:

Table

Table making a recommendation on the Ordinance to Vacate Lots 2 and 3, Schwindts Subdivision, for the following reasons:

Discussion:

Annie stated this is a request of the property owner. The property was parceled off years ago from the farm for residential lots. Now the property owner would like to vacate to make it one parcel. The parcel has never been developed and this will undo the plat from this lot. Staff recommends approval of the ordinance.

Commissioner Marietta made the motion to Make a POSITIVE RECOMMENDATION for City Council to approve the Ordinance to Vacate Lots 2 and 3, Schwindts Subdivision, with the following conditions: None. Motion was seconded by Commissioner Kaufman. On roll call vote, the following voted "AYE": Allen, Bowman, Hauck, Kaufman, Marietta, Rechsteiner and Shimic. "NAY": None. Absent: Rajewich. (Closed 6:15 pm)

City Engineer report:

Annie – work is continuing on the comp plan and zoning code. She has sent out some chapters of the zoning code for review by the appointed committee members and have gotten responses. Would like the zoning code wrapped up by the end of September. Comp plan is near completion. It will be presented at Monday's Council meeting (August 26, 2019) and all of the Planning Commission members are invited to attend the CC meeting b/c the consultants will be in town to do a presentation to CC. They would like everyone to review a complete draft (118 pages); and they will explain the conclusions, how it will be used and there will be forms to complete in writing. If any of the members can't attend the meeting, please stop by the office and Annie can go over same information. The comp plan is the heart of what the Planning Commission uses as a guide. Need comments on it and want to make sure that it is easy to understand and use. The plan is to have a 30-day review period. It may be at the September Planning Commission meeting or the second CC meeting in September

that there will be a joint CC & PC meeting to adopt the comp plan and possibly the zoning code also at the same time. Chairman Rechsteiner felt to get the zoning code review done by September was pushing it. Annie would like it done this fiscal year and it should be possible.

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

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 6:21 p.m.



Jeremy Rechsteiner, Chairman



Brenda Bruntz, Secretary

