

THE OFFICIAL PROCEEDINGS OF THE GERING CITY PLANNING COMMISSION
MEETING AUGUST 4, 2020

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 Alexandre, Bowman, Hauck, Kaufman, Marietta, Miles, Rajewich and Rechsteiner. Absent: Shimic. Also, present John Selzer – Legal Counsel, 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 6:01 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 June 16, 2020 meeting. Commissioner Hauck asked that a correction be made to the minutes on page 6 – change the name Dale to Dell in two places; he made the motion to approve the minutes with the correction and Commissioner Miles seconded. On roll call vote, the following voted “AYE”: Alexandre, Bowman, Hauck, Kaufman, Marietta and Miles. Absent: Shimic. “NAY”: None.

Current business:

The Planning Commission of the City of Gering, Nebraska will hold a public hearing for the purpose of reviewing and obtaining comment on a modification to the Redevelopment Plan submitted by Crossroads Cooperative Association for the Crossroads Cooperative Expansion Project.

CITY OF GERING
PLANNING COMMISSION RECOMMENDATION AND REPORT

To:	Planning Commission	Date:	August 4, 2020
From:	Planning & Community Development	Zoning:	MH
Subject:	Recommendation & Report – Modification on Redevelopment Plan, Crossroads Cooperative Association	Property Size:	Approximately 75 Acres
Location:	220435 E U Street and Block 6, Pioneer Trails Industrial Park (see map)	#Lots/Parcels:	1
Owner:	Crossroads Cooperative Association, City of Gering	City Council Public Hearing:	August 24, 2020

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

Public Hearing

Mr. Chairman and Commission Members,

This is a recommendation and report for the purpose of reviewing and obtaining comment on modification to the Redevelopment Plan for the Crossroads Cooperative Association Expansion Project.

The redevelopment plan was approved earlier this year, and now the applicants have come back to request additional TIF funds for their project. They have not changed the estimated project valuation, but because they did not utilize all available TIF funds in their original Redevelopment Plan, they are now requesting that the City allow them to utilize some of the funds that were available but not previously requested.

The Planning Commission is to determine whether or not the project as proposed is in conformance with the Comprehensive Plan. There are no changes to the project itself. It will still consist of the expansion of a grain handling facility which is located in an MH-Heavy Industrial and Manufacturing District. The Comprehensive Plan recommends that properties such as this be reserved for industrial development. It also states that new development that is higher in intensity should be concentrated away from residential areas. This project meets both of those criteria by locating a heavy industrial use in this area, while moving the bulk of the Crossroads operations further away from the residential neighborhood to the west. Additionally, the Comprehensive Plan speaks to promoting available sites in industrial parks. This project is the first project in the Pioneer Trails Industrial Park and will help with the development of the industrial park by providing funds for the extension of water and sewer to the park.

Staff recommends approval of the resolution stating that the Redevelopment Plan for the Crossroads Cooperative Expansion Project conforms to the City's General Plans and recommending approval to the Gering Community Development Agency and City Council.

Recommendation

Approve

Approve Resolution stating that the Redevelopment Plan for the Crossroads Cooperative Association Expansion Project conforms to the City's General Plans and recommending approval to the Gering Community Development Agency and City Council.

Deny

Approve Resolution stating that the Redevelopment Plan for the Crossroads Cooperative Association Expansion Project does not conform to the City's General Plans and recommending the denial of approval to the Gering Community Development Agency and City Council.

Table

Table voting on the Resolution stating that the Redevelopment Plan for the Crossroads Cooperative Association Expansion Project conforms to the City's General Plans and recommending approval to the Gering Community Development Agency and City Council.

Discussion: (public hearing open at 6:05 pm)

Annie began by stating the PC reviewed a (TIF) redevelopment plan for the Crossroads Cooperative project a few months ago. The PC recommended approval to City Council and CC did approve. The project was started, some issues occurred with foundation and soil that required over excavation & compaction. The original request was not for all of the TIF funds that were available and project evaluation has not changed. This is the same project as before and now the request is for TIF funds that are available that were not previously requested. The PC role is still the same, does it conform to the Comp plan. The only change is the amount of TIF funds that Crossroads Cooperative is requesting. They have more eligible expenses than anticipated. Previously the PC looked at the Comp plan and within that – employment district, promote industrial areas & park and move industry further away from residential areas. This project meets all of these. Staff is recommending approval; it is in compliance with the Comp plan. The applicant is present if there are any questions. Zoning has not changed. One of the requirements (per state statute) for TIF approval is to hold a public hearing at the PC level who makes a recommendation to the CC whether or not the project is in conformance with the Comp plan.

Commissioner Alexandre asked what amount of funds are available. John Selzer responded that is it hard to estimate how much is available; it is guesswork in any case. He said the amount is 2+ million over 15 years (guess and estimate).

There was no one in the audience to speak in favor or opposition to the modification of the Redevelopment Plan for the Crossroads Cooperative Association Expansion Project. (public hearing closed 6:14 pm)

Commissioner Miles made the motion to approve the Resolution (8-20-1) stating that the Redevelopment Plan for the Crossroads Cooperative Association Expansion Project conforms to the City's General Plans and recommending approval to the Gering Community Development Agency and City Council. Motion was seconded by Commissioner Rajewich. On roll call vote, the following voted "AYE": Alexandre, Bowman, Hauck, Kaufman, Miles, Rajewich, and Rechsteiner. Absent: Shimic. "NAY": Marietta.

City Engineer report:

The landscaping at the Court House for the communications tower has been completed. Work continues at the ballfield – lighting will be going up soon, concession stand will begin when grading is finished. The City is currently working on budgets and there will be changes at the staff level in City Hall going from 6 staff to 4; the City needs to be efficient as possible. There is a farmer's market at the Plaza every Monday night and events are limited right now. The third & final reading for the zoning code will be this Monday night (August 10, 2020). At the second reading there were concerns about CUP – and PC having the final say. They are working with Council members on the concerns. Commissioner Bowman asked if it would help to talk to the Council members; Annie said it is entirely up to you. This would not be ex parte talking about the zoning code. Ex parte applies to a pending application – such as a zone change. John Selzer added as long as it does not become a quorum, Commissioner Bowman said just one on one.

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

Adjourn 6:21 p.m.

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.



Jeremy Rechsteiner, Chairman



Brenda Bruntz, Secretary