

**THE OFFICIAL PROCEEDINGS OF THE CITY OF GERING
PLANNING COMMISSION MEETING
January 18, 2022**

A regular meeting of the City of Gering Planning Commission was held in open session at 6:00 p.m. in the Gering City Hall Council Chambers at 1025 P Street, Gering, NE, on January 18, 2022. Present were Commissioners Bowman, Kautz, Hauck, Kaufman and Miles. Absent: Holliday, Rechsteiner and Shimic. Also, present were City Engineer Annie Folck, Secretary Ashley Lindhorst

Notice of the meeting was given in advance by publication in the Star-Herald, the designated method of giving notice. All proceedings hereafter were taken while the meeting was open to the attendance of the public.

Chairwoman Bowman called the meeting to order at 6:00 p.m.

1. **Call to Order and Roll Call**
2. **Pledge of Allegiance**
3. **Open Meetings Act - Neb. Rev. Stat. Chapter 84, Article 14, As required by State Law, public bodies shall make available at least one current copy of the Open Meetings Act posted in the meeting room. Agenda items may be moved up or down on the agenda at the discretion of the Chairman. 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 Planning Commission determines that the matter requires emergency action.**
4. **Oath of Office**
Chairwoman Bowman had new Commission Member Kautz read the Oath of Office.
5. **Approval of Minutes of the November 16, 2021 regular Planning Commission meeting.**

Motion by Commissioner Miles to approve the minutes of the November 16, 2021 Seconded by Commissioner Kaufman. There was no discussion. The Clerk called the roll. "AYES": Bowman, Kautz, Hauck, Kaufman and Miles. "NAYS": None. Absent: Holliday, Rechsteiner and Shimic. Abstaining: None. Motion carried.

6. Current Business

a. Planning Commission Organizational Meeting Per City Code 32.02 (E)

i. Election of Chairman

Chairwoman Bowman entertained nominations for Chairperson: Commissioner Kaufman nominated Chairwoman Bowman. Commissioner Miles nominated Chairwoman Bowman. With no other nominations, Chairwoman Bowman entertained a motion to cease nominations.

Motion by Commissioner Miles to approve to cease nominations. Seconded by Commissioner Kaufman.

Commissioner Hauck asked what the new candidate is going to do about to about the time limit for the public. He also wanted to know if the chairperson will continue with the three minute time limit for the public hearings. Chairwoman Bowman replied, she was reading in the paper about the state board of education has a five minute time limit for public hearing comments. She felt that the Planning Commission should expand the comment opportunities to five minutes. Commissioner Hauck stated according to the rule book on the Board of Commissioners, the chairperson is the one that makes the decision. Commissioner Hauck stated he thinks the Commissioners should have a voice in deciding the time limit for public comment. He feels if there is someone that is speaking and continues to speak after they have made their point, the chairperson should be able to stop them and allow the rest of the public to speak. Commissioner

Hauck stated an example as to why he doesn't like the time limit because the lawsuit Paul Reed had against the City. There were more reasons that he didn't hear at the Planning Commission meeting. He feels the time limit should be addressed. Chairwoman Bowman stated we can put that on the agenda and address at the next Planning Commission meeting. Ms. Folck stated she will get it added to the next agenda.

The Clerk called the roll. "AYES": Bowman, Kautz, Hauck, Kaufman and Miles. "NAYS": None. Absent: Holliday, Rechsteiner and Shimic. Abstaining: None. Motion carried.

The Commissioners voted by ballot. Secretary Lindhorst read the ballots aloud; five votes for Commissioner Bowman.

Chairwoman Bowman entertained a motion to approve the nomination of Commissioner Bowman as the Chairwoman of the Planning Commission.

Motion by Commissioner Miles to approve to the nomination of Commissioner Bowman as the Chairwoman. Seconded by Commissioner Kaufman. There was no discussion. The Clerk called the roll. "AYES": Bowman, Kautz, Hauck, Kaufman and Miles. "NAYS": None. Absent: Holliday, Rechsteiner and Shimic. Abstaining: None. Motion carried.

ii. Election of Vice-Chair

Chairwoman Bowman entertained nominations for Vice-Chair: Commissioner Kaufman nominated Commissioner Miles. With no other nominations, Chairwoman Bowman entertained a motion to cease nominations.

Motion by Commissioner Kaufman to cease nominations. Seconded by commissioner Kautz. There was no discussion. The Clerk called the roll. "AYES": Bowman, Kautz, Hauck, Kaufman and Miles. "NAYS": None. Absent: Holliday, Rechsteiner and Shimic. Abstaining: None. Motion carried

The Commissioners voted by ballot. Secretary Lindhorst read the ballots aloud; five votes for Commissioner Miles.

Motion by Commissioner Kaufman to approve the nomination of Commissioner Miles as Vice-Chair. Seconded by Commissioner Kautz. There was no discussion. The Clerk called the roll. "AYES": Bowman, Kautz, Hauck, Kaufman and Miles. "NAYS": None. Absent: Holliday, Rechsteiner and Shimic. Abstaining: None. Motion carried

iii. Appointment of Planning Commission Secretary

Chairwoman Bowman stated we learned that Ms. Lindhorst will be leaving and entertained a motion to table the Appointment of Planning Commission Secretary until a replacement is found.

Motion by Commissioner Kaufman to table the appointment of Planning Commission Secretary. Seconded by Commissioner Hauck. There was no discussion. The Clerk called the roll. "AYES": Bowman, Kautz, Hauck, Kaufman and Miles. "NAYS": None. Absent: Holliday, Rechsteiner and Shimic. Abstaining: None. Motion carried

b. The Planning Commission of the City of Gering will hold a public hearing for the purpose of reviewing and obtaining comments on a Redevelopment Plan submitted by James & Rebecca McAllister d/b/a Midwest Farms Service for the Midwest Farm Service Office Building Project.

Chairwoman Bowman opened the public hearing at 6:13 p.m.

City Engineer Annie Folck provided the Staff Report.

Ms. Folck stated the City has received a Tax Increment Financing (TIF) application and has had a redevelopment plan drafted for the new commercial building and offices for Midwest Farm Services. The project is located on North 10th Street and includes two lots with existing buildings. It would be North of the railroad tracts on 10th Street and North of Midwest Auto. She showed where on the screen where the building was located and pointed out additional buildings on the property. The plan would be that eventually all the building will be demolished. This will be done in phases. They will operate out of their small building while their new building is being built. Upon completion the smaller building will be demolished and that area would be used for staging and for a parking lot. The current value of the property is \$171,051. Upon completion of the project, the property is estimated to be valued at \$3,000,000. There is \$963,255 of TIF funds available. The redevelopment plan is still being finalized and making sure all eligible costs are included. The property owner has requested \$533,727 of TIF eligible expenses. The expensed will include demolition, utility work, concrete work in the right-of-way and property acquisition.

The Planning Commission job is to make a recommendation to council is if the project conforms as whole to City's Comprehensive Plan. The Council and the Community Development Agency (CDA) will go through the other details of the project.

With regards to the City's Comprehensive Plan. The project site is zone ML-Light Industrial, and is appropriate. The project is located in the area designated in the Comprehensive Plan as the 10th Street Commerce and Industry district. The Comprehensive Plan states that industrial development is suitable throughout that district. The Comprehensive Plan also does state that individual lots should have some landscaping to mitigate impact to adjacent users and provide appropriate buffering. The main goal for when this area further develops it will look more attractive and provide buffering to the roadway.

The goal is to make this corridor an attractive throughway through town as this area develops. There are several polices in the Comprehensive Plan in support of this project including; policy 2.1.F which talks about creation and growth of local businesses, policy 3.2.B which talks about commercial development in areas that have good transportation access, policy 3.2.E to provide compatible infill and redevelopment and policy 3.2F talks about enhancing Gering's gateways.

Staff recommends that the project largely conforms the to the City's Comprehensive plan. She showed a rendering of the building to the Chambers room. Midwest Services will be taking down the old building and putting a building up that looks more attractive. This will conform to the goals of the Comprehensive plan and the goals to redevelop that corridor. The only exception is that the application as originally submitted didn't show any landscaping on the site plan. The Comprehensive Plan does talk about landscaping and feel it is important. In addition to meeting the City's Zoning Code. The applicant is working with their designer to get the landscaping incorporated. Staff will continue to work with applicant and recommends that Planning Commission makes a positive recommendation to City Council with the condition that landscaping is incorporated into the design in conformance with the Comprehensive Plan.

Commissioner Hauck asked if the concern was just the landscaping at the face of the building. Ms. Folck replied, it is mainly the parking and by the sidewalk or the street. Having a little bit of buffering between the street will be beneficial. The City will work with the applicant with a design that works with everyone. The applicants are here for any questions.

Chairwoman Bowman stated the applicants are here if anyone has any questions and asked if there was anyone in the chambers wishing to speak.

Chairwoman Bowman closed the public hearing at 6:20 p.m.

Chairwoman Bowman entertained a motion for a recommendation to review and take action on Resolution PC 1-221-1 regarding a recommendation on the Redevelopment Plan for Midwest Farm Service Office Building Project.

Motion by Commissioner Miles to approve the Resolution PC 1-22-1 stating the Midwest Farm Service Redevelopment Plan conforms to the Comprehensive Plan recommends the approval to the Community Development Agency with the following conditions: To make sure the landscaping meets the Comprehensive Plan. Seconded by Commissioner Kaufman. There was no discussion. The Clerk called the roll. "AYES": Bowman, Kautz, Hauck, Kaufman and Miles. "NAYS": None. Absent: Holliday, Rechsteiner and Shimic. Abstaining: None. Motion carried

7. City Engineer Report

Ms. Folck stated that the City is still looking for Planning Commissioners and if anyone knows anybody who would be interested to have them get a hold of her. The requirements would be that they would live in the City of Gering. The City needs to get the vacant positions open to make sure we have quorums for Planning Commission meetings. The workshop will be next week and a few of the Planning Commissioners are signed up to attend the workshop. If you would like to attend, please let Ms. Lindhorst know. Ms. Lindhorst will be leaving the City a week from Friday and the City will work on getting her position filled. She thanked everyone being here and she apologized for all the phone calls that were made in attempt to make sure there was a quorum for tonight's meeting.

Commissioner Miles asked if there were plans for a February meeting yet. Ms. Folck replied, yes. An application was received for a replat and that will be held on third Tuesday of February. Should be a quick meeting as it is the only application that has been received.

8. Adjourn

Motion to adjourn by Commissioner Kaufman. Seconded by Commissioner Hauck. There was no discussion. The Clerk called the roll. "AYES": Bowman, Kautz, Hauck, Kaufman and Miles. "NAYS": None. Absent: Holliday, Rechsteiner and Shimic. Abstaining: None. Motion carried

The meeting adjourned at 6:20 p.m.



Mary Bowman, Chairperson

ATTEST:



Carol Martin, Secretary