

**THE OFFICIAL PROCEEDINGS OF THE CITY OF GERING
PLANNING COMMISSION MEETING
June 1, 2021**

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 June 1, 2021. Present were Commissioners Bowman, Rechsteiner, Alexandre, Marietta and Hauck. Absent: Miles, Kaufman, Rajewich and Shimic. Also, present were Secretary Lindhorst, Engineering Technician Rodriguez.

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 6:01 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 or Vice Chairman.**
4. **Approval of Minutes from May 18, 2021**

Motion by Commissioner Marietta to approve the minutes of the May 18, 2021 meeting. Second by Commissioner Rechsteiner. The motion was not voted on due to the fact that one of the Commissioners present did not feel comfortable voting to approve the May 18, 2021 minutes because he was not present at the meeting. Without this vote, there would not have been a majority vote to approve the minutes.

Motion by Commissioner Marietta to table the approval of the May 18, 2021 minutes. Second by Commissioner Rechsteiner. There was no discussion. The Clerk called the roll. "AYE": Alexandre, Bowman, Hauck, Marietta and Rechsteiner. "NAY": None. Absent: Kaufman, Miles Rajewich and Shimic. Abstain: None. Motion carried.

5. Current Business

5a. Planning Commission to consider a Final Plat on Lots 1 and 2, Block 3A, Gering Fourth Industrial Tracts, Section 12, Township 21 North, Range 55 West, City of Gering, Nebraska

**CITY OF GERING
PLANNING COMMISSION RECOMMENDATION AND
REPORT**

To:	Planning Commission	Date:	6/1/21
From:	Planning & Community Development	Zoning:	ML/MH
Subject:	Recommendation & Report – Final Plat	Property Size:	34.86 acres
Location:	N ½ NE ¼ Section 12, T21N, R55 W East of Rundell Road, west of Lockwood Road	#Lots/Parcels:	Lots 1 and 2, Block 3A, Gering Fourth Industrial Tracts
Owner:	Terry Jessen	City Council Meeting:	6/14/21

Public Notice: This agenda item and meeting notice was published in the Star-Herald, meeting City Zoning and Subdivision Regulations

Chairwoman and Commission Members:

This is a recommendation and report to consider an application for a Final Plat in the ML/MH zone (Light Industrial and Heavy Industrial) for Lots 1 and 2, Block 3A, Gering Fourth Industrial Tracts. A subdivision of Block 3A, Gering Fourth Industrial Tracts situated in part of the North East Quarter of Section 12, 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 storm 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.

This completes my entry regarding this recommendation and report to consider this application for Final Plat for Gering Fourth Industrial Tracts. 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 1 and 2, Block 3A, Gering Fourth Industrial Tracts, with the following conditions:

Deny

FAIL TO RECOMMEND to City Council the Final Plat for Lots 1 and 2, Block 3A, Gering Fourth Industrial Tracts, for the following reasons:

Mr. Rodriguez stated at the last meeting staff presented a recommendation for approval of a preliminary plat for Gering Fourth Industrial Tracts. The final plat should very similar to that, except it doesn't include certain utilities, contours and other information the city would need before a property develops. The final plat typically only includes the boundary, which by this point would have been approved on the preliminary plat. The final plat is also the document that gets recorded with the county and is to be tied with the property. There will also be a development agreement as part of this final plat which outlines the responsibility of the developer with the street improvements. The agreement has been reviewed by our legal office and approved by the property owner. This final plat meets all the City's subdivision requirements; staff recommends approval of this final plat.

Commissioner Bowman asked if the applicant was present. The applicant was not present.

Commissioner Bowman entertained a motion for a recommendation to approve, deny or table the Final Plat application for Lots 1 and 2, Block 3A, Gering Fourth Industrial Tracts, Section 12, Township 22 North, Range 55 West, City of Gering, Nebraska.

Commissioner Marietta made a motion for a positive recommendation to the City Council to approve the Final Plat for Lots 1 and 2, Block 3A, Gering Fourth Industrial Tracts with no conditions. The motion was seconded by Commissioner Alexandre. There was no discussion. The Clerk called the roll. "AYE": Alexandre, Bowman, Hauck, Marietta and Rechsteiner. "NAY": None. Absent: Kaufman, Miles, Rajewich and Shimic. Abstain: None. Motion carried.

6. Adjourn:

Motion to adjourn by Commissioner Rechsteiner. Second by Commissioner Hauck. There was no discussion. The Clerk called the roll. "AYE": Alexandre, Bowman, Hauck, Marietta and Rechsteiner. "NAY": None. Absent: Kaufman, Miles Rajewich and Shimic. Abstain: None. Motion carried.

The meeting adjourned at 6:10 p.m.

ATTEST:


Ashley Lindhorst, Secretary


Mary Bowman, Chairwoman