

THE OFFICIAL PROCEEDINGS OF THE GERING CITY PLANNING COMMISSION MEETING
MARCH 20, 2018

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, Arnold, Bowman, Hauck, Kaufman, Marietta and Rechsteiner. Commissioners absent were Erdman and Parks. Also present were applicants for the Preliminary & Final plats, MC Schaff representative, members of the public and City Planner 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, the proof of the publication being attached to these minutes. 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 6:02 p.m., roll call was taken and the Pledge of Allegiance was recited; also reviewed were: 1) Nebraska Revised Statutes Chapter 84, Article 14, which requires at least one copy of the Open Meetings Act be posted in the meeting room, 2) the notice of publication and 3) the time limit for public comment.

Chairman Rechsteiner asked for a motion to approve or disapprove the minutes from the January 16, 2018 meeting. Commissioner Bowman made the motion to approve the minutes and Commissioner Marietta seconded. On roll call vote, the following voted "AYE": Arnold, Allen, Bowman, Hauck, Kaufman, Marietta and Rechsteiner. "NAY": None. Absent: Erdman and Parks.

Chairman Rechsteiner asked if there were Commissioners absent that needs to be excused from the January 16, 2018 meeting (Erdman, Kaufman and Parks). Commissioner Marietta made the motion to excuse the members absence and it was seconded by Commissioner Arnold. On roll call vote, the following voted "AYE": Arnold, Allen, Bowman, Hauck, Kaufman, Marietta and Rechsteiner. "NAY": None. Absent: Erdman and Parks.

Agenda item a:

The City of Gering Planning Commission will conduct a public hearing to consider a Preliminary Plat of Lot 1, Block 3, Mathers Addition and Holliday Park Drive a replat of part of Block 2, Mathers Addition in the City of Gering, Scotts Bluff County, Nebraska, except the South 8 acres situated in the Southwest Quarter of the Northeast Quarter and the Southeast Quarter of the Northwest Quarter of Section 35, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff, County, Nebraska. (Open 6:07 pm)

CITY OF GERING
PLANNING COMMISSION RECOMMENDATION AND REPORT

To:	Planning Commission	Date:	3/20/18
From:	Planning & Community Development	Zoning:	AGG
Subject:	Recommendation & Report – Preliminary Plat Mathers Addition	Property Size:	14.52 Acres
Location:	SW ¼ of the NE ¼ and the SE ¼ of the NW ¼	#Lots/Parcels:	1

	of S 35 T 22 N R 55 W, south of Country Club Road east of Gary Street		
Owner:	Holliday Services Inc.	City Council Public Hearing:	4/9/18

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 for a Preliminary Plat in the MH zone (BHC overlay). The property is approximately 14.52 acres, located south of Country Club Road and east of Gary Street (see map). This is to be a Class II Subdivision.

The preliminary plat shows Lot 1 Block 3 to be divided off from Block 2, Mathers Addition. This will provide a separate lot for the building that is currently being constructed by Holliday Services, Inc. The remainder of the property is shown as one lot as the property owner does not yet have definite plans for the lot layout. Both lots are already served by utilities and have access on Country Club Road. Holliday Park Drive is also to be dedicated as ROW and will constructed to meet City standards. Until the remainder of the property develops, there will be a temporary turn-around easement provided at the end of Holliday Park Drive. Staff has reviewed the Preliminary Plat and is recommending approval.

Mr. Chairman and Commission Members, this completes my entry regarding this recommendation and report to consider this application for Preliminary Plat for Mathers Addition. 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 Lot 1, Block 3 Mathers Addition with the following conditions:

Deny

Make a NEGATIVE RECOMMENDATION to City Council for the Preliminary Plat for Lot 1, Block 3 Mathers Addition, for the following reasons:

Table

Table making a recommendation on the Preliminary Plat for Lot 1, Block 3 Mathers Addition, for the following reasons:

Discussion:

Annie said this was submitted by Holliday Services, Inc, there is only one lot being split off at this time. There are some design challenges with power lines & water line. The preliminary plat shows where the road will eventually lead into the subdivision with a temporary turn around at the end for the time being. Both lots have access off of Country Club Road & additional off of Holliday Park Drive and there is access to all utilities. The remainder of the property was left as one lot for the time being as the owner has not yet determined at this time size of the lots, how many or what will be done with the entire area. All staff has reviewed and is recommending approval. The road is platted on the west side which will be split off to allow for access by the City and they will be able to address off of it as well. The property owner will be responsible for the road and it will be built to City standards; this will be at Council level with a developer's agreement.

Brent Holliday and Phillip Holliday spoke briefly about their business in this area. They will have their trucking business and a warehouse on this property. MC Schaff has helped with this plat and there are some challenges. It is exciting and we may do something in the future with the rest of the property, possibly sell some, but it will not be for industrial use. They have thought that it would be nice to have a quick care facility in Gering, but currently there are no plans for development of that area. Brent went on to say they take pride in their property. They want to be good courteous neighbors & fit in the neighborhood.

The address for NTC is 1225 Country Club Road and their new facility was to be 1335 Country Club Road which could confuse people and they don't want to do that. They approached the City to see if they could get an add address not on Country Club Road. The new address will bare Holliday Park Drive that will be a dedicated street. Annie added that there has to be dedicated R.O.W. in order to have a dedicated address on a lane. Commissioner Hauck inquired if this was going to be the new home for Hydrotex and the Hollidays' said yes. Commissioner Hauck said it is good to have it move from Scottsbluff to Gering – that is a good thing.

Commissioner Marietta asked if the land would ever connect with 10th Street, Annie said is they are holding off b/c of issues. By code a cul-de-sac cannot be more than 400-foot-long so, providing access to the property is a challenge. It is possible to make a loop similar to Red Barn Drive or they would have to work with neighboring property owners in order to connect back to 10th Street. This one lot can be legally subdivided as presented. Chairman Rechsteiner asked if there were any other comments, there being none the public hearing was closed (Closed 6:19 pm).

Commissioner Marietta made a **POSITIVE RECOMMENDATION** for City Council to approve the Preliminary Plat for Lot 1, Block 3 Mathers Addition with the following conditions: None. The motion was seconded by Commissioner Arnold. On roll call vote, the following voted "AYE": Arnold, Allen, Bowman, Hauck, Kaufman, Marietta and Rechsteiner. "NAY": None. Absent: Erdman and Parks.

Agenda item b:

The City of Gering Planning Commission will conduct a public hearing to consider a Final Plat of Lot 1, Block 3, Mathers Addition and Holliday Park Drive a replat of part of Block 2, Mathers Addition in the City of Gering, Scotts Bluff County, Nebraska, except the South 8 acres situated in the Southwest Quarter of the Northeast Quarter and the Southeast Quarter of the Northwest Quarter of Section 35, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff, County, Nebraska. (Open 6:22 pm)

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

To:	Planning Commission	Date:	3/20/18
From:	Planning & Community Development	Zoning:	AGG
Subject:	Recommendation & Report – Preliminary Plat Mathers Addition	Property Size:	14.52 Acres

Location:	SW ¼ of the NE ¼ and the SE ¼ of the NW ¼ of S 35 T 22 N R 55 W, south of Country Club Road east of Gary Street	#Lots/Parcels:	1
Owner:	Holliday Services Inc.	City Council Public Hearing:	4/9/18

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 for a Final Plat in the MH zone (BHC overlay). The property is approximately 14.52 acres, located south of Country Club Road and east of Gary Street (see map). This is to be a Class II Subdivision.

The preliminary plat shows Lot 1 Block 3 to be divided off from Block 2, Mathers Addition. This will provide a separate lot for the building that is currently being constructed by Holliday Services, Inc. The remainder of the property is shown as one lot as the property owner does not yet have definite plans for the lot layout. Both lots are already served by utilities and have access on Country Club Road. Holliday Park Drive is also to be dedicated as ROW and will constructed to meet City standards. Until the remainder of the property develops, there will be a temporary turn-around easement provided at the end of Holliday Park Drive. Staff has reviewed the Final Plat and is recommending approval.

Mr. Chairman and Commission Members, this completes my entry regarding this recommendation and report to consider this application for Preliminary Plat for Mathers Addition. 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 Lot 1, Block 3 Mathers Addition with the following conditions:

Deny

Make a NEGATIVE RECOMMENDATION to City Council for the Final Plat for Lot 1, Block 3 Mathers Addition, for the following reasons:

Table

Table making a recommendation on the Final Plat for Lot 1, Block 3 Mathers Addition, for the following reasons:

Discussion: No discussion, it took place during preliminary plat public hearing discussion. (Closed 6:23 pm)

Commissioner Marietta made a POSITIVE RECOMMENDATION for City Council to approve the Final Plat for Lot 1, Block 3 Mathers Addition with the following conditions: None. Motion was seconded by Commissioner Arnold. On roll call vote, the following voted "AYE": Arnold, Allen, Bowman, Hauck, Kaufman, Marietta and Rechsteiner. "NAY": None. Absent: Erdman and Parks.

Agenda item c:

The City of Gering Planning Commission will conduct a public hearing to consider the creation of an Ag Estate Dwelling Site located in the SW ¼ S 11 T 21 N R 55 W of the 6th P.M., Scotts Bluff County, Nebraska. (Open 6:24 pm)

CITY OF GERING
PLANNING COMMISSION RECOMMENDATION AND REPORT

To:	Planning Commission	Date:	3/20/18
From:	Planning & Community Development	Zoning:	AGG
Subject:	Recommendation & Report – AEDS	Property Size:	250' X 260'
Location:	250' X 260' located on the west side of 14 th Street and south of Floral Street. Situated in unplatted lands PT SW Section 11 Township 21 N, Range 55 W of the 6 th Principal Meridian, Scotts Bluff County, NE.	#Lots/Parcels:	1
Owner:	Kenneth and Gladyce Helzer	City Council Public Hearing:	3/26/19

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 for an Ag Estate Dwelling Site in the AGG zone (General Agricultural District). The property is 200'x 200' located west of 14th Street and south of Floral Street (see map). The property is situated in unplatted lands, PT SW 11-21-55, Scotts Bluff County. The property is outside of Gering City limits, but within the City's extraterritorial zoning jurisdiction. The property to the north is zoned RL, Residential Low Density, the property to the northeast is zoned RRE, Rural Residential Estate, with the remainder of the surrounding property zoned AGG (see attached map).

The Buckboard Therapeutic Riding Academy is a 501c3 organization that provides therapeutic horseback activities to special needs individuals. The proposed facility is to be an indoor riding arena so that they will be able to work with special needs children year-round and increase the number of individuals they serve. The facility could be classified as either a community facility as it is a nonprofit serving the community or as a riding academy.

The property is currently zoned AGG. The applicant has received a Conditional Use Permit to allow for the use of a community facility in an AGG zone. They have also received a variance to allow them to split off fewer than 25 acres in an AGG zone. The balance of the property from which the parcel is to be split off will be reserved as agricultural land. This ensure that no more than one AEDS is split off from the property.

Staff recommends approval of the AEDS as the applicant has received all necessary approvals with the Conditional Use Permit and the variance which were granted.

Mr. Chairman and Commission Members, this completes my entry regarding this recommendation and report to consider this application for an AEDS for the Buckboard Riding Academy located west of 14th Street and south of Floral Street. I would ask this Commission to recommend approval or denial of the AEDS to the City Council.

Recommendation

Approve

Make a POSITIVE RECOMMENDATION for City Council to approve the AEDS for the Buckboard Riding Academy to be located west of 14th Street and south of Floral Street (see attached survey), with the following conditions:

Deny

Make a NEGATIVE RECOMMENDATION to City Council for the AEDS for the Buckboard Riding Academy to be located west of 14th Street and south of Floral Street (see attached survey), for the following reasons:

Table

Table making a recommendation on the AEDS for the Buckboard Riding Academy to be located west of 14th Street and south of Floral Street (see attached survey), for the following reasons:

Discussion:

Annie said this is for Buckboard Riding Academy. This is the formal step needed for the property to be divided off in order to transfer ownership which has to go through PC & CC. A conditional use permit and variance has been granted, there is access off of 14th Street and a septic system. Staff is recommending approval. (Closed 6:29 pm)

Commissioner Marietta made a POSITIVE RECOMMENDATION for City Council to approve the AEDS for the Buckboard Riding Academy to be located west of 14th Street and south of Floral Street (see attached survey), with the following conditions: None. Motion was seconded by Commissioner Allen. On roll call vote, the following voted "AYE": Arnold, Allen, Bowman, Hauck, Kaufman, Marietta and Rechsteiner. "NAY": None. Absent: Erdman and Parks.

Agenda item d:
Non-conforming Ordinance

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

To:	Planning Commission	Date:	3/20/18
From:	Planning & Community Development	City Council Public Hearing:	4/9/18
Subject:	Recommendation & Report - Nonconforming Use Ordinance		

Staff has been approached by property owners who are having difficulty with the City's nonconforming use code. Typically, a nonconforming use code will allow for properties that were legal before the zoning changed to remain in existence but will not allow the use to be expanded. The City's current code has a few peculiarities in that it does not allow for a structure with a nonconforming use to be rebuilt if it is destroyed. This causes issues for property owners as it becomes difficult to obtain insurance or financing on a property if it cannot be rebuilt in the case of a fire or other event. Additionally, the City's current code does not allow for a use to continue for more than 30 years after the use became

nonconforming. This requirement is almost impossible to enforce, and it also make it extremely difficult for property owners.

Staff is recommending the attached ordinance which is modeled off of language from Scottsbluff. The proposed ordinance would allow for nonconforming use structures to be rebuilt and the nonconforming use to continue if they are rebuilt within one year. If the use lapses for one year or more, then the property must come into compliance with the zoning code. It also repeals the language that limits the nonconforming use of a structure after 30 years. Staff recommends approval of the ordinance.

Recommendation

Approve

Make a POSITIVE RECOMMENDATION for City Council to approve the Ordinance Amendment to amend the City’s nonconforming use code with the following conditions:

Deny

Make a NEGATIVE RECOMMENDATION to City Council for the Ordinance Amendment to amend the City’s sign code, for the following reasons:

Table

Table making a recommendation on the Ordinance Amendment to amend the City’s sign code, for the following reasons:

Discussion: (6:31 pm to 6:42 pm)

Annie said the City has been contacted by several property owners about properties that are non-conforming – such as if they are destroyed. There are issues with lenders, insurance and selling of the property. Current Ordinance does not allow to rebuild unless it is a single-family home. Property owners should be able to use their property to its fullest. This will clean up the Ordinance regarding: rebuilding, after 30 years non-conforming would seize, the City writing letters, etc. Non-conforming will remain non-conforming – that is not changing. Property owners should be able to rebuild if something should happen and change of ownership will remain the same.

Commissioner Hauck made a POSITIVE RECOMMENDATION for City Council to approve the Ordinance Amendment to amend the City’s nonconforming use code with the following conditions: None. Commissioner Bowman seconded the motion. On roll call vote, the following voted “AYE”: Arnold, Allen, Bowman, Hauck, Kaufman, Marietta and Rechsteiner. “NAY”: None. Absent: Erdman and Parks.

Agenda item e:
Chicken Ordinance

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

To:	Planning Commission	Date:	3/20/18
From:	Planning & Community Development	City Council Public Hearing:	4/9/18

In Fall 2017 the Planning Commission discussed potential amendments to the City’s ordinances to allow for backyard chickens. Since then, the item was discussed by the Administrative Committee and staff has a draft ordinance (see attached) that is being presented to Planning Commission for recommendation to Council. The ordinance as currently drafted would allow for residents in single family homes to keep chickens in their backyards under the following conditions:

- Four or fewer chickens are allowed per property
- Roosters are prohibited
- Chickens are kept in a covered enclosure of no greater than 100 square feet
- Enclosure will be kept within the fenced backyard of a single family dwelling
- Commercial sale of eggs is prohibited

Staff recommends approval of this ordinance.

Recommendation

Approve

Make a POSITIVE RECOMMENDATION for City Council to approve the Ordinance Amendment to allow for Backyard Chickens with the following conditions:

Deny

Make a NEGATIVE RECOMMENDATION to City Council for the Ordinance Amendment to allow for Backyard Chickens, for the following reasons:

Table

Table making a recommendation on the Ordinance Amendment to allow for Backyard Chickens, for the following reasons:

Discussion: (6:43 pm to 7:02 pm)

Annie - this was taken to Admin Committee where they came up with the proposed Ordinance. Some of the requirements: roosters will be prohibited, have the backyard fenced to keep animals out, so it won't be a disruption to neighbors it will limit the number of chickens one can have, no commercial sales of eggs, pen needs to be covered, should have designated zone(s) to be allowed in (already allowed in RRE – Rural Residential Estates), possibly allowed in single family (RM – Residential Medium) and there will be no permit process. What if there is no follow through with by residents? There is only a small percentage that will follow the rules. This Ordinance will help to enforce complaints. Currently the zoning regulations have nothing saying if it is allowed or prohibited. The City will be able to tell residents if they can or can't have chickens and will know how to address these issues. How to control selling of eggs?? By complaints. Need to have code one way or the other. There could be issues with smell and how clean the pens are kept. No accessory buildings are allowed in front yards. What about yard size? Residents will have to meet setback requirements. What is wrong with chickens? Will they be told next that can't have a dog? Zoning doesn't say you can or can't have dogs or cats. Ordinance will limit numbers of chickens one can have and will have to be kept in the backyard. There are similar ordinances in other communities. What is the penalty?

Is this a waste of time? Residents are concerned of diseases and how waste is handled. What about ducks, geese, swans and kids who are in 4-H? Are other types of fowl allowed? Many neighbors complain about sound issues with dogs. Who are we to say? What about kids who have rabbits for 4-H. Big dogs are more of a problem than 4 chickens. People want to live more sustainably – grown their own food. Annie's recommendation was to allow in all residential zones.

Commissioner Marietta made a POSITIVE RECOMMENDATION for City Council to approve the Ordinance Amendment to allow for Backyard Chickens with the following conditions: Not allowed in Multi-Family Districts, all other residential districts to be included (All residential districts excluding multifamily). Commissioner Arnold seconded the motion. On roll call vote, the following voted "AYE": Arnold, Bowman, Kaufman, Marietta and Rechsteiner. "NAY": Allen and Hauck. Absent: Erdman and Parks.

Agenda item f:
Sign Ordinance

CITY OF GERING
PLANNING COMMISSION RECOMMENDATION AND REPORT

To:	Planning Commission	Date:	3/20/18
From:	Planning & Community Development	City Council Public Hearing:	4/9/18
Subject:	Recommendation & Report – Sign Ordinance		

In reviewing the City's sign ordinance while considering sign permit applications, it has come to the attention of staff that there is a prohibition against projecting signs in the BCB zoning district. Downtown property owners have pointed out that this code requirement has not been uniformly enforced in the past. Staff also notes that the requirement is not consistent within the same article which allows for awnings and signs under awnings to project in the right of way. Staff recommends approval of this ordinance, which will allow for projecting signs in the BCB zoning district.

Recommendation

Approve

Make a POSITIVE RECOMMENDATION for City Council to approve the Ordinance Amendment to amend the City's sign code with the following conditions:

Deny

Make a NEGATIVE RECOMMENDATION to City Council for the Ordinance Amendment to amend the City's sign code, for the following reasons:

Table

Table making a recommendation on the Ordinance Amendment to amend the City's sign code, for the following reasons:

Discussion: (7:03 to 7:19 pm)

Annie stated this needs to be addressed now & not wait till zoning regulations are updated. This is about projecting signs (like Union Bar) that are prohibited. The Ordinance will allow and needs to be consistent with zoning codes. Signs should not project into R.O.W. The code is not enforced uniformly, there are several signs that project out into the R.O.W. The only change to be made at this time is to strike the line – projecting signs are prohibited in the downtown zone – the rest of the code stays the same. What about size? It is based on lot size. There could be a size limitation placed on signs. Size will be followed by the zoning regulations. What about projection? There is no limitation on the size of awnings. Need to consider street frontage and height. The Commissioners asked for some examples. Is this changing for one person? Conditions can be stipulated - no bigger than existing.

Commissioner Marietta made a motion to Table making a recommendation on the Ordinance Amendment to amend the City's sign code till the next meeting, for the following reasons: Staff to have get more meat on the bone for Commissioners to review at next meeting. Commissioner Arnold seconded the motion. On roll call vote, the following voted "AYE": Arnold, Allen, Bowman, Hauck, Kaufman, Marietta and Rechsteiner. "NAY": None. Absent: Erdman and Parks.

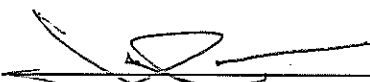
Last agenda item is to vote on who will represent the commission at the CC meeting (April 9, 2018). Motion was made by Commissioner Marietta to have Chairman Rechsteiner be the CC representative. Second was made by Commissioner Arnold. On roll call vote, the following voted "AYE": Arnold, Allen, Bowman, Hauck, Kaufman, Marietta and Rechsteiner. "NAY": None. Absent: Erdman and Parks.

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

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 7:28 p.m.



Jeremy Reichsteiner, Chairman



Brenda Bruntz, Secretary

AFFIDAVIT OF PUBLICATION

Star Herald
PO Box 1709
Scottsbluff, NE 69363

State of Nebraska
County of Scotts Bluff) ss.

I, Jennifer Harms do solemnly swear that I am the Accounts Receivable Bookkeeper of the Star-Herald, a legal newspaper of general circulation, published daily except Mondays, at Scottsbluff, Scotts Bluff County, Nebraska; that the notice hereto attached and which forms a part of this affidavit was Published in said paper 1 (one)

consecutive week (s) in the issues published, respectively March 23, 2018

that said notice was published in the regular and entire issues and every number of the paper on the days mentioned, the same being the corresponding day of each week during the period of time of publication and that said notice was published in the newspaper proper and not in the supplement.

Jennifer Harms

SUBSCRIBED in my presence and sworn to before me on 3-23-18

Eric N. Hoffman

Notary Public

ERIC N. HOFFMAN
General Notary - State of Nebraska
My Commission Expires Dec 15, 2021

The publication fees amount to \$ 23.67

CTYGER - 54005617

**GERING PLANNING
COMMISSION AND CITY
COUNCIL MEETING
NOTICE**

The City of Gering Planning Commission will conduct a public hearing to consider a Preliminary Plat of Lot 1, MO Subdivision a replat of Lot 6, Block 1, Hawley Place and the North 20 feet of Lot 1, Block 1, Thompson Addition and Block 2 MO Subdivision a replat of part of Lot 1 and Lots 2 through 5, Block 1, Thompson Addition and vacated alley in the City of Gering, Scotts Bluff County, Nebraska.

The City of Gering Planning Commission will conduct a public hearing to consider a Final Plat of Lot 1, MO Subdivision a replat of Lot 6, Block 1, Hawley Place and the North 20 feet of Lot 1, Block 1, Thompson Addition and Block 2 MO Subdivision a replat of part of Lot 1 and Lots 2 through 5, Block 1, Thompson Addition and vacated alley in the City of Gering, Scotts Bluff County, Nebraska.

The hearings on the above will be held on Tuesday April 3, 2018 at 6:00 p.m. The Gering City Council will conduct public hearings on the above Monday April 21, 2018 at 6:00 p.m. All meetings will be held in the Gering City Council Chambers, 1025 "P" Street Gering, Nebraska.

Any person with a disability desiring reasonable accommodation to attend a public meeting must contact the City Clerk's office at City Hall, 1025 "P" Street, Gering, NE by 12:00 p.m. five (5) days prior to the date of each meeting. Agendas kept current and up to date are available at the office of the City Clerk during normal business hours.

/s/Kathy Walli, City Clerk

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