

**THE OFFICIAL PROCEEDINGS OF THE GERING CITY PLANNING COMMISSION**  
**MEETING MAY 5, 2020**

The Gering City Planning Commission of Gering, Nebraska was held in open session at 6:00 p.m. via teleconference due to on-going COVID19 precautions and pursuant to a Limited Waiver Executive Order by Governor Ricketts. Present were Commissioners Allen, Bowman, Hauck, Kaufman, Miles, Rajewich and Shimic. Absent: Marietta. Also, present 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.

Commissioner Hauck (conducting the meeting in Chairman Rechsteiner's absence) called the meeting to order at 6:07 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.

Commissioner Hauck asked for a motion to approve or disapprove the minutes from the April 7, 2020 meeting. Commissioner Allen made the motion to approve the minutes and Commissioner Kaufman seconded. On roll call vote, the following voted "AYE": Allen, Bowman, Hauck, Kaufman, Miles, Rajewich and Shimic. "NAY": None. Absent: Marietta and Rechsteiner.

Current business:

a. The City of Gering Planning Commission will conduct a public hearing via teleconference to consider a Preliminary Plat on Blocks 1 through 4, Pioneer Trails Industrial Park in the City of Gering, Scotts Bluff County, Nebraska situated in the East half of the Southeast Quarter Section 36, Township 22 North, Range 55 West, of the 6<sup>th</sup> P.M. Scotts Bluff County, Nebraska AND Blocks 5 through 8, Pioneer Trails Industrial Park, in the City of Gering, Scotts Bluff County, Nebraska situated in part of Government Lots 1 and 2, in the Northeast Quarter of Section 1, Township 21 North, Range 55 West of the 6<sup>th</sup> P.M., Scotts Bluff County, Nebraska.

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

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<b>To:</b>	Planning Commission	<b>Date:</b>	May 5, 2020
<b>From:</b>	Planning & Community Development	<b>Zoning:</b>	MH
<b>Subject:</b>	Recommendation & Report – Preliminary Plat	<b>Property Size:</b>	189 acres
<b>Location:</b>	E ½ of the SE ¼ Section 36, T22N, R55 and Gov. Lots 1-2 in NE ¼ of Section 1, T21N, R55	<b>#Lots/Parcels:</b>	Blocks 1 through 4 and Blocks 5 through 8



Section 1, Township 21 North, Range 55 West of the 6<sup>th</sup> P.M., Scotts Bluff County, Nebraska, with the following conditions:

**Deny**

Make a NEGATIVE RECOMMENDATION to City Council to approve the Preliminary Plat for Blocks 1 through 4, Pioneer Trails Industrial Park in the City of Gering, Scotts Bluff County, Nebraska situated in the East half of the Southeast Quarter Section 36, Township 22 North, Range 55 West, of the 6<sup>th</sup> P.M. Scotts Bluff County, Nebraska AND Blocks 5 through 8, Pioneer Trails Industrial Park, in the City of Gering, Scotts Bluff County, Nebraska situated in part of Government Lots 1 and 2, in the Northeast Quarter of Section 1, Township 21 North, Range 55 West of the 6<sup>th</sup> P.M., Scotts Bluff County, Nebraska and Blocks 5 and 8, Pioneer Trails Industrial Park in the City of Gering, Scotts Bluff County, Nebraska situated in part of Government Lots 1 and 2, in the Northeast Quarter of Section 1, Township 21 North, Range 55 West of the 6<sup>th</sup> P.M., Scotts Bluff County, Nebraska, for the following reasons:

**Table**

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City Engineer Annie Folck gave the report on the Preliminary Plat.

This property is owned by the City of Gering. It was purchased with the intent to develop it into an industrial park. The City is now moving forward with this project and is applying for a preliminary plat for the entire property so that there is a plan in place for how all the property will be served by utilities and have access to City streets. There are two parcels, one north of U Street and one south of U Street. The parcel north of U Street is divided into four developable blocks. These blocks are fairly large, nearly 20 acres each, and could be further subdivided in the future if needed. Not knowing what industries might want to locate here, we have chosen to leave these as large blocks for the time being with the plan to further subdivide in the future if need be. There is a tract of land at the north end that will be the location of a retention pond that will serve the entire development. This land is in the floodplain, and a portion of it is in the floodway, so it is less desirable for development than the rest of the property, and locating a retention pond here to provide water quality benefits is a good use of that property. These lots would be served by water and sewer that would be located in an alleyway along the west side of the property, and all lots have access off of the existing streets, U Street and 21<sup>st</sup> Ave.

For the property south of U Street, this will be divided into four blocks as well. One of these is a small parcel where the City's electrical substation is currently located, and will be the location of a retention area. This will be divided off and will be retained by the City. There are two large blocks north of the irrigation canal. These are each almost 25 acres in size, and could be further subdivided in the future if needed. The majority of the property south of the canal is a lot that is an interesting shape, but will make more sense when we go on to our further agenda items about the upcoming project for this property. There is existing sewer on the west end of the property, and water and sewer will be extended along U Street to serve all these properties. Water will eventually wrap around the property on U Street and 21<sup>st</sup> Ave to create a looped system. All lots have access on either U Street or 21<sup>st</sup> Ave.

Staff recommends approval of the preliminary plat as it meets all City standards.

Chairman Rechsteiner arrived for the meeting at 6:17 p.m.

**Discussion:**

The public hearing was opened at 6:18 p.m. A member of the public was on the line with a few questions - Mike with Greenwood Estates out of Castle Rock, CO asked the following: (1) Is there a limitation of hours a business can be opened; (2) will the irrigation canal remain in effect; (3) is U Street going to be widened. Annie responded that this area is zoned heavy manufacturing. Tonight, is just for parceling of that area. There are no limitations on hours currently and that will not change. The irrigation canal will remain in effect, possibly put underground to make better use of the property but currently it will be kept as is. U Street will not be widened it will have an overlay done to it soon. There were no further public comments. The public hearing was closed at 6:22 p.m.

Motion by Commissioner Miles was to Make a POSITIVE RECOMMENDATION for City Council to approve the Preliminary Plat for Blocks 1 through 4, Pioneer Trails Industrial Park in the City of Gering, Scotts Bluff County, Nebraska situated in the East half of the Southeast Quarter Section 36, Township 22 North, Range 55 West, of the 6<sup>th</sup> P.M. Scotts Bluff County, Nebraska AND Blocks 5 through 8, Pioneer Trails Industrial Park, in the City of Gering, Scotts Bluff County, Nebraska situated in part of Government Lots 1 and 2, in the Northeast Quarter of Section 1, Township 21 North, Range 55 West of the 6<sup>th</sup> P.M., Scotts Bluff County, Nebraska and a Blocks 5 and 8, Pioneer Trails Industrial Park in the City of Gering, Scotts Bluff County, Nebraska situated in part of Government Lots 1 and 2, in the Northeast Quarter of Section 1, Township 21 North, Range 55 West of the 6<sup>th</sup> P.M., Scotts Bluff County, Nebraska, with the following conditions: None. Motion was seconded by Commission Kaufman. On roll call vote, the following voted "AYE": Allen, Bowman, Hauck, Kaufman, Miles, Rajewich, Rechsteiner and Shimic. "NAY": None. Absent: Marietta.

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b. The City of Gering Planning Commission will conduct a public hearing via teleconference to consider a Final Plat on Blocks 5 and 6, Pioneer Trails Industrial Park in the City of Gering, Scotts Bluff County, Nebraska situated in part of Government Lots 1 and 2, in the Northeast Quarter of Section 1, Township 21 North, Range 55 West of the 6<sup>th</sup> P.M., Scotts Bluff County, Nebraska.

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

<b>To:</b>	Planning Commission	<b>Date:</b>	May 5, 2020
<b>From:</b>	Planning & Community Development	<b>Zoning:</b>	MH
<b>Subject:</b>	Recommendation & Report – Final Plat	<b>Property Size:</b>	51.07 acres
<b>Location:</b>	Gov. Lots 1-2 in NE ¼ of Section 1, T21N, R55	<b>#Lots/Parcels:</b>	Blocks 5 and 6
<b>Owner:</b>	Crossroads Cooperative Association	<b>City Council Public Hearing:</b>	May 11, 2020

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

**Public Hearing**

This is a recommendation and report to consider an application for the Final Plat on Blocks 5 and 6, Pioneer Trails Industrial Park in the City of Gering, Scotts Bluff County, Nebraska situated in part of Government Lots 1 and 2, in the Northeast Quarter of Section 1, Township 21 North, Range 55 West of the 6<sup>th</sup> P.M., Scotts Bluff County, Nebraska.

This plat meets all of the City's subdivision requirements. The property is currently owned by the City of Gering. The purchase of the property and the installation of water and sewer where required will be addressed in the purchase agreement and in a redevelopment agreement with the buyer.

Sewer is available on the west side of both lots, but will be extended to the east to ensure that the remainder of the property will also have access to sewer. None of the property is currently served by water, but water will be extended to the property as part of this project as well. The water line will run along U Street and will be extended to the east side of the canal so that both the lots being split off and the remainder of the property will have access to water.

The final plat conforms to all City code requirements, and staff recommends approval.

**Recommendation**

**Approve**

Make a POSITIVE RECOMMENDATION for City Council to approve the Final Plat on Blocks 5 and 6, Pioneer Trails Industrial Park in the City of Gering, Scotts Bluff County, Nebraska situated in part of Government Lots 1 and 2, in the Northeast Quarter of Section 1, Township 21 North, Range 55 West of the 6<sup>th</sup> P.M., Scotts Bluff County, Nebraska, with the following conditions:

**Deny**

FAIL TO RECOMMEND to City Council the Final Plat on Blocks 5 and 6, Pioneer Trails Industrial Park in the City of Gering, Scotts Bluff County, Nebraska situated in part of Government Lots 1 and 2, in the Northeast Quarter of Section 1, Township 21 North, Range 55 West of the 6<sup>th</sup> P.M., Scotts Bluff County, Nebraska., for the following reasons:

**Table**

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City Engineer Annie Folck gave the report on the Final Plat.

We just discussed the preliminary plat for this property. The City has an interested buyer for a portion of the property, and we are ready to move ahead with subdividing it. We are only going to be subdividing a portion of the property at this time, to leave the remainder of the property more flexible so that it can be adjusted for whatever projects come forward. The final plat is for the two blocks that are located south of the irrigation lateral. One of these blocks is for the City's electrical substation, and will also be the location of a retention area. The other block is being subdivided for the purpose



## **Public Hearing**

Mr. Chairman and Commission Members,

This is a recommendation and report to consider Redevelopment Plan for the Crossroads Cooperative Association Expansion Project.

The redevelopment plan outlines a project in which Crossroads Cooperative would expand and relocate their existing facility. The existing facility is currently adjacent to a residential neighborhood. The expansion project would move the bulk of the operation's further east, with rail spurs for car storage to eventually be constructed adjacent to the neighborhood. As part of this project, Crossroads Cooperative will be purchasing Block 6, Pioneer Trails Industrial Park from the City. This will allow the facility to have access from both 21<sup>st</sup> Street and U Street (see proposed site plan in Attachment 5).

The Planning Commission is to consider whether or not the plan as proposed conforms with the Comprehensive Plan. Section 4 of the redevelopment plan outlines how this project conforms to the City's Comprehensive Plan. The project is located in the Gering Employment District. The goal of this district is to preserve land that has attributes crucial to future industrial development, such as highway and rail access. This project is well-suited to that goal, as a large grain handling facility will be constructed that will take advantage of both the highway access and the rail access at the site. In addition, Policy 2.1.B of the Comprehensive Plan is to "strategically promote industrial park development that leverages the strengths of the community." This project will promote not only the portion of the industrial park that Crossroads will be developing, but will promote the development of the remainder of the park by extending water, sewer, and rail to that portion of the park.

Staff recommends approving the resolution stating that the Redevelopment Plan is in conformance

## **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.

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Commissioner Shimic declared a conflict of interest and will abstain from voting.

City Engineer Annie Folck gave the report on the Redevelopment Plan. This is for the expansion of Crossroads Cooperative and they would like to expand into the Pioneer Industrial Park. They do currently occupy property to the west of the proposed site. This will give access off of 21<sup>st</sup> Avenue & Lockwood Rd and will be able to exit onto U Street. Bulk of their operation would be moved to the new property that will be purchased. In the southwest corner of the City's property is where they are proposing to put the new grain elevator & bins. This will make their operation farther from the residential area to the west. Crossroads Cooperative is requesting tax increment financing for this project that will be used to help pay for eligible items such as water, sewer, property purchase, planning/design work. PC's task is to determine if they proposed project is in conformance with the comp plan. Staff recommends that it is in conformance with the current comp plan. This project meets a couple of the objectives of the comp plan – moving some of the industry farther from residential neighborhood. There will be rail car storage that will be a buffer between residential area and industrial operations. It also meets goals of the district which is Heavy Industrial. The Industrial Park will also have access to rail use. Staff's recommendation is for PC to approve a resolution stating the project is in conformance with the comp plan.

**Discussion:**

Public hearing was opened at 6:38 p.m.

Shane Shimic is on the line if there are any questions. Commissioner Rajewich asked if they would be moving the grain bins growing further to the east? Mr. Shimic said there currently are no bins on the property. The bins will be on the Southwest corner b/c it fits best there to load rail cars. The cars would start on the west side and go to the east. Further to the east will be an office & scale, that area won't be developed that much coming off of Lockwood Rd. The easement will remain open in case a rail would be needed to be built so that it can be used by the other blocks. Right now, there is temp storage & a building on the property. Commissioner Rajewich asked what the added value would be for the City - added jobs? Shimic said they would add 4-5 full time employees once the project gets established; the electrical will significantly increase by 5 to 10 times where it is currently at and the added investment to the property will be the rail utilization opportunity. Annie added the project will be assessed at 8 million dollars which will increase tax revenue after the 15 years of the tax increment financing which is a considerable increase in valuation,

There was no one on the line in favor or opposed to the redevelopment plan. Public hearing was closed at 6:42 p.m.

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

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City Engineer report:

Annie said the next meeting will be in two weeks for another AEDS that the owner would like done asap and the other item will be the adoption of the zoning code. Comments were to come back by

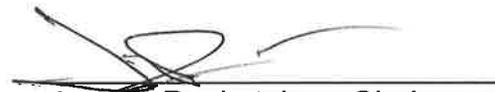
April 30<sup>th</sup> from the public (there were very few comments from the public). The CC will make final approval the first meeting in June. Hopefully the next PC meeting will be in person. There is fifty percent of the staff working this week, it will be in the near future that it could be back to 100%. The City is trying to err on caution with a wait & see approach. City is not ready to open the pool yet, still early and will following recommendations from the Governor's office and local health district. Please make sure that you respond to Brenda if you will be attending the meeting or not so that we know if there will be a quorum.

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

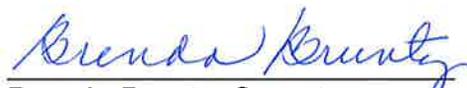
**Note: If a member needs to abstain from voting, the member should communicate this prior to a motion being made.**

**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.**

Adjourn 6:49 p.m.



Jeremy Rechsteiner, Chairman



Brenda Bruntz, Secretary