

**THE OFFICIAL PROCEEDINGS OF THE GERING CITY PLANNING COMMISSION**  
**MEETING SEPTEMBER 17, 2019**

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, Bowman, Hauck, Kaufman, Rajewich, Rechsteiner and Shimic. Absent: Marietta. Alternate Commissioner Erdman was not present. Also, present were City Engineer Annie Folck, members of the public – Suzanne Meyers, Diane Downer, Del Weber, City Administrator Lane Danielzuk 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 were taken while the meeting was open to the attendance of the public.

Chairman Rechsteiner called the meeting to order at 6:00 p.m., roll call was taken and the Pledge of Allegiance was recited; also reviewed were the 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 August 20, 2019 meeting. Commissioner Hauck made the motion to approve the minutes and Commissioner Bowman seconded. On roll call vote, the following voted "AYE": Allen, Bowman, Hauck, Kaufman, Rajewich, Rechsteiner and Shimic. "NAY": None. Absent: Marietta.

Current Business is a public hearing on draft comprehensive plan (open 6:03 p.m.). Annie stated the plan is currently available to the public and was presented publicly to City Council on August 20, 2019. The public has the opportunity to submit written comments, received 6 or 7 back so far. Will take public comments tonight, implement and make adjustments to the plan. The Planning Commissioners can give feedback tonight as well. (Commissioner Marietta arrived at 6:04 p.m.). It will be brought forward publicly again so the changes can be reviewed before the plan is adopted.

Suzanne Myers is on library board and a liaison for library foundation. She thanked everyone who worked on the comp plan and read her comments which were about the library. There are ideas promoted by the library board and foundation. One specific comment is, instead of using the word accessible, use the word universally designed. It has more of a comprehensive meaning than accessible (designed for all). She also wanted to bring up that in several places in plan (pages 25, 74, 92 & 111), the river is listed as a first priority. Myers is not against the river being in the plan, but not sure it should be at the top, there may be others things more important.

Dell Weber owns Midwest Auto and says he is pleased with the plan. He likes the word 'flexible' in the plan when it comes to the City having the ability to listen & make decisions. The map on page 50 of the 10th Street corridor is shown as commercial - which is an overlay,

old zoning exists. Height restrictions, blocking the view of the Monument, he suggests to be careful, do not handcuff like it is on Five Rocks Rd that limited development (3 unsold lots). Overall, he says the plan is 97% spot on, it looks good overall.

Commissioner Rajewich asked about the lots he said were not sold. Weber said they are on Five Rocks Road across from the caboose. In that area is a height restriction on how tall a home can be above grade. Don't put hard & fast rules on height.

Commissioner Hauck commented that it had something to do with not being able to see the Monument b/c the homes would be too high. Weber said the trees are now higher than the homes, this is just to the left of common sense. That is why flexible needs to be used and don't make hard & fast rules.

Annie doesn't want to drag out the process too long, she would like to wrap up this initial comment period and get the changes made. She is asking what the Commissioners feel is a good time line for public input. Commissioner Rajewich had a hard time finding the document on line, it is not on the website.

Commissioner Bowman said the document was user friendly, organized, not a lot of technician verbiage. She does have comments about form over substance that will be given to Annie in writing. Wants to compliment consultants & Annie that the document was very easy to read and understand.

Annie wants to share some of the main comments thus far she has gotten back. (1) Focus on the river is overdone. The city doesn't have a lot of water front but there could be potential for it and not make it front & center. The Monument makes us unique, not every community has a national monument like we do. (2) Not enough information specific for city facilities such as library.

Commissioner Rajewich asked what are the next steps. Annie replied, after the comment timeframe changes are made then it will then be adopted. There is an action plan at the end of the plan that will need to be refined (Champions of Commerce) regarding goals with timeframes and who is responsible. Right now, the City is the responsible party and can't do it alone. There are many good resources in the community and groups that can be used to accomplish these goals. Annie asked for suggestions from the PC for groups/resources to help attain goals. Reviews will be made to make sure things are staying on track or if changes need to be made.

Commissioner Bowman said many of the action items refer to code reform and would like to know what code is being talked about. Annie said it is the municipal code. Commissioner Bowman asked if the reforms have to go to City Council; Annie said yes. The zoning code was adopted in 1984 and municipal code not been looked at in a long time. Annie is telling most people to look at sections they are interested in the most. PC members should turn comments in by 8:00 am Monday September 23, 2019. Closed 6:26 p.m.

City Engineer report: Annie said work is continuing on zoning code that will probably go into next month. A draft maybe ready for next PC meeting. The PC members were invited to the Plaza dedication which is October 15, 2019 at 2:00 p.m. They will be setting a granite dedication plaque with a time capsule behind it. The tables for the zoning code are being worked on and maybe ready in a one week or two for the members to review.

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

**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 6:30 p.m.



Jeremy Rechsteiner, Chairman



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Brenda Bruntz, Secretary

