

MINUTES OF THE PLANNING AND ZONING COMMISSION

A meeting of the Planning and Zoning Commission was held on the 15th day of September, 2015 at 7:05 p.m. at the Beatrice Public School Administration meeting room, 320 North 5th Street, Beatrice, Nebraska.

Attending: Boardmembers: Doyle, Fetty, Hydo, Mayfield, McGhee, Riha, Rodriguez.
Absent: Boardmembers: Martin, Scholl, Wright.

Co-Chairman Roriguez announced that a copy of the Open Meetings Act is available in the meeting room and is accessible to members of the public.

CONSENT AGENDA

- a. Approve agenda as submitted.
- b. Receive and place on file all notices pertaining to this meeting.
- c. Receive and place on file all materials having any bearing on this meeting.
- d. Approval of minutes of regular Planning and Zoning Commission meeting on July 21, 2015.

Moved by Fetty, seconded by McGhee, that the items listed under the consent agenda be approved, accepted, and/or ratified as presented.

Roll Call: Yea: Doyle, Fetty, Hydo, Mayfield, McGhee, Riha, Rodriguez.
Nay: None

MOTION CARRIED.

PUBLIC HEARINGS

- a. **Public hearing on the Special Use Permit application for Ken Sillman for a Special Use for an accessory structure not to exceed 1,800 sq ft. located at 1800 S 5th, zoned R-3.**

Greg Butcher, City Attorney explained to the Commission that this property has been owned by Ken Sillman for a number of years with the intent of constructing a house and a large building for a shop/garage. Sillman submitted plans but the setbacks weren't met so he has submitted Administrative Setback forms so he can get an allowance for five more feet on the street side for the house from 25' to 20' and five feet setback allowance for his accessory building from 10' to 5' feet. To approve these Administrative Setbacks forms the Mayor, City Administrator, Chairman to the Planning and Zoning and BPW Manager has to sign off on the documents.

James Burroughs, City Engineer also stated that Sillman will have to do an Administrative Subdivision to combine his three lots into one lot before he can be approved to build. Burroughs also stated that there were no dimensions submitted for his garage/shop so Sillman will have to resubmit his plans with the dimensions on it and also the site plan with his new setback proposal.

Ken Sillman explained why there were no dimensions on the plan because of the location of a tree that they do not want to remove and also they didn't want the garage/shop to be located in front of the house. His neighbors shed is offset from his proposed building by 20 feet so he feels he is okay with the distance between the two accessory buildings.

ADJOURNMENT

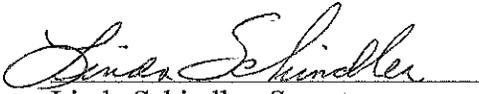
The next regular Planning and Zoning meeting is scheduled for October 6, 2015 at 7:00 p.m. in the BPS Administration Building Meeting Room, 320 North 5th Street, Beatrice, Nebraska.

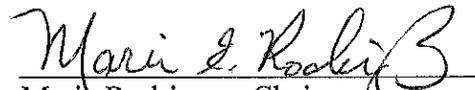
Moved by McGhee, seconded by Fetty, that the meeting be adjourned at 8:00 p.m.

Roll Call: Yea: Doyle, Fetty, Hydo, Mayfield, McGhee, Riha, Rodriguez.

Nay: None

MOTION CARRIED.


Linda Schindler, Secretary


Marie Rodrigues, Chairman