

MINUTES FOR THE PLANNING & ZONING COMMISSION REGULAR MEETING WAS HELD APRIL 19, 2016, AT 7:00 P.M. IN THE BPS ADMINISTRATION MEETING ROOM, 320 NORTH 5TH STREET.

1 – Roll Call: Present: Fetty, Mayfield, McGhee, Riha, Rodriguez, Scholl, Seckel, Wright.
Absent: Doyle, Hydo.

Chairman Wright announced that a copy of the Open Meetings Act is posted in the meeting room and is accessible to members of the public.

2 – Consent Agenda

All items under the consent agenda are considered to be routine by the Planning and Zoning Committee and will be enacted by one motion. There will be no separate discussion of these items unless a Board member or citizen so requests.

- 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 Planning & Zoning Commission meeting on March 15, 2016.

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

Roll Call: Yea: Fetty, Mayfield, McGhee, Riha, Rodriguez, Scholl, Seckel, Wright.
Nay: None Motion: Carried

3 – Discussion:

- a. Discussion regarding approval of whether Redevelopment Area #5 is blighted and substandard for review and recommendation and as to its conformity with City's Comprehensive Plan as a whole.

Chairman Wright announced that a discussion will now be held regarding approval of whether Redevelopment Area #5 is blighted and substandard for review and recommendation as to its conformity with City's Comprehensive Plan as a whole.

Discussion:

City Attorney Greg Butcher stated that the Redevelopment Area # 5 study will be voted on May 2nd at the City Council meeting. Butcher went through the Blight & Substandard Study that Hanna: Keelan Associates P.C. developed for the City of Beatrice. He explained what the term TIF (Tax Increment Financing) is and the steps on how it works. The Commission reviewed the Blight and Substandard Determination Study which found that Redevelopment Area #5 meets the requirements of the Nebraska Community Development Law.

Moved by Fetty, seconded by McGhee, to recommend approval to the City Council that Redevelopment Area #5 is blighted and substandard and is in conformity with City's Comprehensive Plan as a whole.

Roll Call: Yea: Fetty, Mayfield, McGhee, Riha, Rodriguez, Scholl, Seckel, Wright.
Nay: None Motion: Carried

