

MINUTES OF THE PLANNING AND ZONING COMMISSION

A meeting of the Planning and Zoning Commission was held on the 2nd day of August, 2016 at 7:00 p.m. at the Beatrice Public School Administration meeting room, 320 North 5th Street, Beatrice, Nebraska.

Attending: Board members: Fetty, Mayfield, McGhee, Rodriguez, Seckel, Wright
Absent: Board members: Doyle, Hydo, Riha, Scholl

Chairman Vaughn Wright 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 19, 2016.

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

Roll Call: Yea: Fetty, Mayfield, McGhee, Rodriguez, Wright
Nay: None

MOTION CARRIED

(Seckel arrived after this vote was conducted)

PUBLIC HEARINGS

Public Hearing on the rezoning application of Gary and Karen Higgins on property located on a part of the N ½ of the NE ¼ Section 31 (4-6) 5.349 AC, Gage County, Nebraska zoned AG (Agriculture) to RR (Rural Residential)

Greg Butcher, City Attorney, advised the rezoning of this property will not require the extension of any city utilities as there would be private well and private sewer installed. Butcher advised there have been no inquires or complaints from the public about the rezoning of this property.

Moved by McGhee, seconded by Seckel, that the public hearing be closed at 7:04 p.m.

Roll Call: Yea: Fetty, Mayfield, McGhee, Rodriguez, Seckel, Wright
Nay: None

MOTION CARRIED

Moved by McGhee, seconded by Fetty, to recommend to the City Council approval of the rezoning application of Gary and Karen Higgins on property located on a part of the N ½ of the NE ¼ Section 31 (4-6) 5.349 AC, Gage County, Nebraska zoned AG (Agriculture) to RR (Rural Residential).

Roll Call: Yea: Fetty, Mayfield, McGhee, Rodriguez, Seckel, Wright
Nay: None

MOTION CARRIED

Public Hearing on the rezoning application of Kevin and Annette Kimmerling on property located in a part of the E ½ of the NW ¼ of Section 17, Township 3, Range 6E (comprising ~3.5 acres)all in Gage County, Nebraska (Gage County Parcel #005242100) zoned AG (Agriculture) to RR (Rural Residential)

Greg Butcher, City Attorney, advised the rezoning of this property will not require the extension of any city utilities as there would be private well and private sewer installed. Butcher advised there have been no inquires or complaints from the public about the rezoning of this property.

Moved by Seckel, seconded by Mayfield, that the public hearing be closed at 7:07 p.m.

Roll Call: Yea: Fetty, Mayfield, McGhee, Rodriguez, Seckel, Wright
Nay: None

MOTION CARRIED

Moved by Fetty, seconded by Rodriguez, to recommend to the City Council approval of the rezoning application of Kevin and Annette Kimmerling on property located in a part of the E ½ of the NW ¼ of Section 17, Township 3, Range 6E (comprising ~3.5 acres) all in Gage County, Nebraska (Gage County Parcel #005242100) zoned AG (Agriculture) to RR (Rural Residential).

Roll Call: Yea: Fetty, Mayfield, McGhee, Rodriguez, Seckel, Wright
Nay: None

MOTION CARRIED

DISCUSSIONS/REPORTS

Approval of the Preliminary Plat and Final Plat of Brewers Creek Second Subdivision for Gary and Karen Higgins.

Greg Butcher explained this plat is outside of city limits, but inside the two-mile zoning district. Butcher explained this plat is being completed as part of the process to develop a Rural Residential zone for the owners, and it will comply with the Zoning Ordinance.

Moved by Fetty, seconded by McGhee for approval of the Preliminary Plat and Final Plat for Gary and Karen Higgins; and to recommend to the City Council to approve Preliminary Plat and Final Plat the Brewers Creek Second Subdivision.

Roll Call: Yea: Fetty, Mayfield, McGhee, Rodriguez, Seckel, Wright
Nay: None

MOTION CARRIED

Approval of the Final Plat for The Ponds Subdivision for Kevin and Annette Kimmerling.

Greg Butcher explained this plat is outside of city limits, but inside the two-mile zoning district. Butcher explained this plat is being completed as part of the process to develop a Rural Residential zone for the owners, and it will comply with the Zoning Ordinance.

Moved by Fetty, seconded by Seckel for approval of the Final Plat for Kevin and Annette Kimmerling; and to recommend to the City Council to approve the Final Plat for The Ponds Subdivision.

Roll Call: Yea: Fetty, Mayfield, McGhee, Rodriguez, Seckel, Wright
Nay: None

MOTION CARRIED

Approval of the Final Plat for the Hendrix Addition.

Greg Butcher explained that this plat is for the hatchery project to be undertaken by Hybrid Turkeys, LLC. Their proposed building will be larger than the currently platted three lots. Thus, pursuant to the zoning ordinance, this property is to be re-platted. The current owner is the City and the property will be sold at a later date to Hybrid Turkeys, LLC. No opposition was reported to the City Administration or Building Inspections.

Moved by Seckel, seconded by Fetty for approval of the Final Plat for the Hendrix Addition; and to recommend to the City Council to approve the Final Plat for the Hendrix Addition.

Roll Call: Yea: Fetty, Mayfield, McGhee, Rodriguez, Seckel, Wright
Nay: None

MOTION CARRIED

ADJOURNMENT

The next regular Planning and Zoning meeting is scheduled for August 16, 2016 at 7:00 p.m. in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska.

Moved by Fetty, seconded by Seckel, that the meeting be adjourned at 7:17 p.m.

Roll Call: Yea: Fetty, Mayfield, McGhee, Rodriguez, Seckel, Wright
Nay: None

MOTION CARRIED

Maria Rodriguez, Vice Chairman

Vaughn Wright, Chairman