

MINUTES FOR THE PLANNING & ZONING COMMISSION REGULAR MEETING WAS HELD FEBRUARY 16, 2016, AT 7:00 P.M. IN THE BPS ADMINISTRATION MEETING ROOM, 320 NORTH 5TH STREET.

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

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 February 2, 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: Doyle, Fetty, Mayfield, Riha, Rodriguez, Wright
Nay: None Motion: Carried
Abstained: Seckell on "d".

3– Public Hearings:

a. Public Hearing, for a Special Use Permit for Lindell L. Luebbe for Automotive Sales and Automotive Repair located at 1224 E Court Street zoned LC (Limited Commercial) Beatrice, Gage County, Nebraska.

Chairman Wright announced that a public hearing will now be held on the Special Use application of Lindell L. Luebbe for Automotive Sales and Automotive Repair located at 1224 E Court zoned LC (Limited Commercial) Beatrice, Gage County, Nebraska.

Discussion:

James Burroughs, City Engineer explained what Automobile Sales and Services entailed and that the City had no issues with Mr. Luebbe starting his business at 1224 E Court and would recommend that the Special Use be allowed.

Wright asked Mr. Luebbe to introduce himself and state his address which is 201 Adam St., Pickrell, NE. Wright asked Mr. Luebbe what he was going to repair at his new business. Luebbe stated that he was going to continue his windshield repair business along with his automobile sales.

Moved by Fetty, seconded by Seckle, that the public hearing be closed at 7:05 p.m.

Moved by Fetty, seconded by Mayfield, to approve the Special Use Permit for Lindell L. Luebbe for Automotive Sales and Automotive Repair located at 1224 E. Court Street zoned LC (Limited Commercial).

Roll Call: Yea: Doyle, Fetty, Mayfield, Riha, Rodriguez, Seckel, Wright
Nay: None Motion: Carried

4 –Discussion/Reports:

a. Approval of the Vacation request and Subdivision and Preliminary/Final Re-Plat for Perry’s First Addition.

James Burroughs, City Engineer explained that Perry wanted to combine the J.B. Weston’s Subdivision, Lot 6,7,8,9 and Penner Addition lots 5,6,7 into two lots (1 & 2). Burroughs, City Engineer reviewed the setbacks with Chris Witulski, Surveyor and agreed upon the setbacks for future building even though it’s in a Flood zone. The owner does not propose a change of zoning and has no plans for building. Burroughs, City Engineer and the City of Beatrice had no issue on the Final Plat for Perry’s First Addition.

Richard Mayfield asked why did the Perrys want to combine the lots. Burroughs, City Engineer stated they wanted to make just two lots and reduce the legal descriptions and make it less complicated.

Moved by Rodriguez, seconded by Doyle for approval of the Vacation and Subdivision and Preliminary/Final Plat for Perry’s First Addition and to recommend to the City Council to approve the Preliminary/Final Plat for Perry’s First Addition.

Roll Call: Yea: Doyle, Fetty, Mayfield, Riha, Rodriguez, Seckel, Wright
Nea: None Motion: Carried

b. Approval of the Vacation request and Subdivision and Preliminary/Final Re-Plat for proposed North Noddle Second Addition for Equinox LLC, Stan Meyer zoned GC.

James Burroughs, City Engineer explained that Equinox, LLC and Stan Meyer are separating out this new lot for a new business (Scooters). They are building next to the access road and north of the Bank. There will be limited seating space with this business. This building is zoned for General Commercial use and meets the minimum size of 5,000 square feet. There are no issues with the new Plat. The parking that is required for two ADA parking stalls is located on the plat. The business also requires fifteen other stalls and they will be leased from Stan and Risky’s parking lot.

Riha wanted to know if this business changes hands would it still be zoned for only a Coffee Shop? Stan Meyer stated that its Use would change with the new business.

Rodriguez asked if there would be outside seating and Meyer replied that there is not going to be outside seating, only a drive through business.

Moved by Doyle, seconded by Riha for approval of the Vacation request and Subdivision and Preliminary/Final Plat for proposed North Noddle Second Addition for Equinox LLC, Stan Meyer, zoned GC.

Roll Call: Yea: Doyle, Fetty, Marfield, Riha, Rodriguez, Seckel, Wright
Nea: None Motion: Carried

c. Approval for the Vacation request and Preliminary/Final Re-plat for proposed Haner's Second Addition, for Angela Siple-Backer, zoned R-R.

James Burroughs, City Engineer stated that this property is zoned R-R and will keep it the same zone. There are two houses on this property so the owner would like to divide it into two lots. The two are both on the City water system and has two separate septic tanks. Lot one will be one acre and Lot two will take up the rest of the property.

Riha wanted to know if one of the septic systems failed, what would they have to do to fix it?

James Burroughs, City Engineer stated that they would have to go back into a septic system because no lagoons are allowed in the City limits.

James Burroughs, City Engineer also commented that the setbacks are existing conditions so if both parties agree the setbacks will be accepted. They share a common driveway as of now which is acceptable.

Moved by Fetty, seconded by Doyle for approval of the Subdivision and Preliminary/Final Re-Plat for Angela Siple-Backer, Haner Second Subdivision and to recommend to the City Council to approve the Preliminary/Final Re-Plat for Angela Siple-Backer, Haner Second Subdivision.

Roll Call: Yea: Doyle, Fetty, Mayfield, Riha, Rodriguez, Seckel, Wright
Nea: None Motion: Carried

5 – Miscellaneous:

Next regular meeting is March 1, 2016 at 7:00 p.m. in the BPS Administration Building at 320 North 5th Street.

Moved by Fetty, seconded by Seckel, that the meeting be adjourned at 7:31 p.m.

Roll Call: Yea: Doyle, Fetty, Mayfield, Riha, Rodriguez, Seckel, Wright
Nay: None Motion: Carried

Linda Schindler Planning & Zoning Secretary


Vaughn Wright, Chairman of Planning & Zoning
