

MINUTES OF THE PLANNING AND ZONING COMMISSION

A meeting of the Planning and Zoning Commission was held on the 21st day of June, 2016 at 7:00 p.m. at the Beatrice Public School Administration meeting room, 320 North 5th Street, Beatrice, Nebraska.

Attending: Boardmembers: Doyle, Fetty, Hydo, Mayfield, McGhee, Riha, Seckel, Wright.
Absent: Boardmembers: Rodriquez, 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 May17, 2016.

Moved by McGhee, seconded by Doyle, 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, Seckel, Wright.
Nay: None MOTION CARRIED.

PUBLIC HEARINGS

a. Public hearing on the Special Use Permit application of David Heidbrink at 1705 Prairie Street, for an accessory structure not to exceed 1,800 square feet and also a taller building not to exceed 21 feet.

Hearing:

Greg Butcher, City Attorney, introduced the applicant, David Heidbrink. Heidbrink explained why he requested the 1,300 square foot addition on to his existing garage. He also would like to make the building taller to 21 feet high.

Butcher stated that Rob Mierau, Chief Building Inspector has no objection to Heidbrink's request.

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

Roll Call: Yea: Doyle, Fetty, Hydo, Mayfield, McGhee, Riha, Seckel, Wright.
Nay: None MOTION CARRIED.

Moved by Fetty, seconded by Mayfield, to approve the Special Use Permit application of David Heidbrink at 1705 Prairie Street for an accessory structure not to exceed 1,800 square feet and also a taller building not to exceed 21 feet.

Roll Call: Yea: Doyle, Fetty, Hydo, Mayfield, McGhee, Riha, Seckel, Wright.
Nay: MOTION CARRIED.

b. Public Hearing on the Special Use Permit application of TW Properties (Silverstone, Inc) zoned GC (General Commercial) for Custom Manufacturing located at 2302 and 2304 N 6th Street, Beatrice, Nebraska.

Hearing:

Greg Butcher, City Attorney stated that the parcels contain the old Carrot Patch, C & C and another vacant building. T.W. Properties plan on starting a lawn mower tire assembly business which would be a Custom Manufacturing Use requiring a Special Use permit. There was some discussion on how many lots were purchased for this business and how many new employees would be hired.

Moved by Fetty, seconded by McGhee, that the public hearing be closed at 7:14 p.m.

Roll Call: Yea: Doyle, Fetty, Hydo, Mayfield, McGhee, Riha, Seckel, Wright.
Nay: None MOTION CARRIED.

Moved by Fetty, seconded by Seckel, to approve the Special Use permit application of TW Properties (Silverstone, Inc), zoned GC (General Commercial) for Custom Manufacturing located at 2301 and 2304 N 6th Street, Beatrice, Nebraska.

Roll Call: Yea: Doyle, Fetty, Hydo, Mayfield, McGhee, Riha, Seckel, Wright.
Nay: None MOTION CARRIED.

c. Public Hearing on the rezoning application of Northgate Investments Co., LLC legally described as Lot 8, Northgate Crossing First Addition zoned GC (General Commercial) to LI (Light Industry).

Hearing:

Greg Butcher, City Attorney, introduced Darl Naumann, representing Ayars & Ayars. Butcher explained that this business will be changing its name to Northgate Campus LLC and Rare Earth. Naumann explained the process of this business and that they want to expand to a different campus. They chose the Northgate area (Lot 8) because it provides a larger campus. Lot 8 will be subdivided into three lots; one for an office, one for Rare Earth and the last one for potential expansion for Rare Earth.

Butcher stated that the rezoning to Light Industry will fit for this business and will not be a problem in the future for any other business.

Chairman Wright questioned whether there were any concerns from the public about rezoning this property and Butcher stated that there were not any concerns.

Mayfield asked Mr. Naumann what will be the process at this new lab. Mr. Naumann explained that they separate rare earth minerals into a pure form and will sell that to other companies. He

gave an example of an element for light bulbs. Naumann noted that it is very environmentally friendly.

McGhee asked if the airport was okay with this business and Rob Schafer, representative for the Airport stated that they have no problem with it.

Moved by Fetty, seconded by Doyle, that the public hearing be closed at 7:23 p.m.

Roll Call: Yea: Doyle, Fetty, Hydo, Mayfield, McGhee, Riha, Seckel, Wright.
Nay: None MOTION CARRIED.

Moved by Fetty, seconded by Mayfield , to recommend to the City Council to approve the rezoning application of Northgate Investments Co., LLC legally described as Lot 8, Northgate Crossing First Addition zoned GC (General Commercial) to LI (Light Industry).

Roll Call: Yea: Doyle,Fetty, Hydo, Mayfield, McGhee, Riha, Seckel, Wright.
Nay: None MOTION CARRIED

d. Public Hearing on the Special Use Permit application of Northgate Investments Co., LLC legally described as Lot 8, Northgate Crossing First Addition zone LI (Light Industry) for General Industry Use.

Hearing:

Greg Butcher, City Attorney stated that the Special Use application of Northgate Investments Company for establishing a business such as Rare Earth in a LI (Light Industry) zoned for General Industry Use had no objections from the City and Administration.

Moved by Seckel, seconded by McGhee, that the public hearing be closed at 7:26 p.m.

Roll Call: Yea: Doyle, Fetty, Hydo, Mayfield, McGhee, Riha, Seckel, Wright.
Nay: None MOTION CARRIED.

Moved by Fetty, seconded by Doyle, to approve the Special Use Permit application of Northgate Investments Co., LLC legally described as Lot 8, Northgate Crossing First Addition zone LI (Light Industry) for General Industry Use.

Roll Call: Yea: Doyle, Fetty, Hydo, Mayfield, McGhee, Riha, Seckel, Wright.
Nay: None MOTION CARRIED

Approval Items

a. Approval of the Vacation request and Preliminary/Final Re-Plat for proposed Huston’s Second Addition, zoned GC/FF.

Discussion:

Greg Butcher explained that the problem is that there is no access to Lot 2, so the alley will be dedicated through Lots 4 & 5 of Atkinson Sub which is vacant property. Therefore the alley will run through Lot 2 with access off of Bluff Street. This alley has utilities located there.

Attorney Rob Schafer appeared on behalf of the owner, Huston. Nick Huston is selling Lot 1 and is retaining Lots 2, 4, 5 for himself. Houston is selling Lot 1 to Eric Howard who is starting a business to help veterans suffering from PTSD.

Moved by Hydo, seconded by Mayfield, to approve the Vacation request and Preliminary/Final Re-Plat for the proposed Huston’s Second Addition, zoned GC/FF.

Roll Call: Yea: Doyle, Fetty, Hydo, Mayfield, McGhee, Riha, Seckel, Wright.
Nay: None MOTION CARRIED

b. Approval of the Preliminary/Final Plat for Northgate Crossing Second Addition and the Vacation of Lot Eight (8).

Discussion:

Greg Butcher, City Attorney, stated that an outside consulting firm is developing the Plats and working with James Burrroughs, City Engineer. The utilities are being extended to serve Lots 1 & 2 with the electrical running across the front of the lot. The water will be brought in through the roadway. The reason for using Lots 1 & 2 for Rare Earth is that it’s in a TIF area which will help pay for it. The road is designed to the City Engineer’s requirements for emergency and truck traffic.

Moved by Hydo, seconded by Fetty, to approve the Preliminary/Final Plat for Northgate Crossing Second Addition.

Roll Call: Yea: Doyle, Fetty, Hydo, Mayfield, McGhee, Riha, Seckel, Wright.
Nay: None MOTION CARRIED

c. Approval of the Review and recommendation to the Beatrice CRA and City Council of Plan Modification “P” to Redevelopment Plan for Redevelopment Area No. 1. (Hatchery)

Discussion:

City Attorney, Greg Butcher explained the Plan Modification, noted that developer Hybrid Turkeys LLC, has requested financial assistance for land acquisition, grading, site preparation, landscaping, site paving, signage, site utilities, erosion control, water utilities, sanitary sewer, storm sewer, electrical utilities, streets, lighting, and professional services for engineering. The project will be funded by tax increment financing. Butcher, explained how the project fits within the General Redevelopment Plan and the City Comprehensive Plan.

Moved by Fetty, seconded by Riha, for the approval of the Review and recommendation to the Beatrice CRA and City Council of Plan Modification “P” to Redevelopment Plan for Redevelopment Are No. 1. (Hatchery)

Roll Call: Yea: Doyle, Fetty, Hydo, Mayfield, McGhee, Riha, Seckel, Wright.
Nay: None MOTION CARRIED

d. Review and recommendation to the Beatrice CRA and City Council of Plan Modification "Q" to Redevelopment Plan for Redevelopment Area No. 5. (Rare Earth)

Discussion:

City Attorney, Greg Butcher explained the Plan Modification, noted that developer Northgate Campus One, LLC, has requested financial assistance for site preparation, landscaping, site paving, site utilities, erosion control, water utilities, sanitary sewer, storm sewer, electrical utilities, streets, lighting, and professional services for architectural services, engineering and legal fees. The project will be funded by tax increment financing. Butcher, explained how the project fits within the General Redevelopment Plan and the City Comprehensive Plan.

Moved by McGhee, seconded by Doyle, for the approval of the review and recommendation to the Beatrice CRA and City Council of Plan Modification "Q" to Redevelopment Plan for Redevelopment Area No. 5. (Rare Earth)

Roll Call: Yea: Doyle, Fetty, Hydo, Mayfield, McGhee, Riha, Seckel, Wright.
Nay: None MOTION CARRIED

DISCUSSIONS/REPORTS

a. Change of procedures for future planning and zoning packets and agendas.

Greg Butcher, City Attorney, stated that to streamline packet hand outs he asked the commission if they would be willing to pick up their packets at the Police Department. The packet would also be emailed to each member prior to the meeting. Hydo stated that she preferred paper and Seckel does not do email.

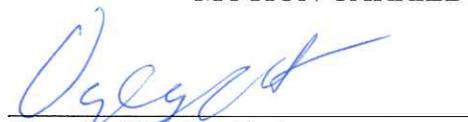
ADJOURNMENT

The next regular Planning and Zoning meeting is scheduled for July 5, 2016 at 5:30 p.m. in the BPS Administration Building Meeting Room, 320 North 5th Street, Beatrice, Nebraska.

Moved by Fetty, seconded by Seckel, that the meeting be adjourned at 8:05 p.m.

Roll Call: Yea: Doyle, Fetty, Hydo, Mayfield, McGhee, Riha, Seckel, Wright.
Nay: None MOTION CARRIED.


Linda Schindler, Secretary


Vaughn Wright, Chairman