

MINUTES FOR THE PLANNING & ZONING COMMISSION REGULAR MEETING WAS HELD ON May 3, 2016, AT 7:05 P.M. IN THE BPS ADMINISTRATION MEETING ROOM, 320 NORTH 5TH STREET.

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

Vice Chairman Rodriguez 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. Minutes of Planning & Zoning Commission meetings on April 19, 2016.

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

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

3 – Public Hearings:

Public Hearing for the Rezoning of property owned by Tracy Norris located at: A part of the Southwest Quarter of the Northwest Quarter of Section 9, T3N, R6E of the 6th P.M. Gage County, Nebraska, zoned AG (Agricultural) to RR (Rural Residential).

Discussion:

Greg Butcher, City Attorney, explained the rezoning of this property from AG (Agricultural) to RR (Rural Residential). Butcher stated that he had met with James Burroughs, City Engineer and concluded that it meets the requirements of three acre lots. These lots will not have municipal water or sewer but they will have electrical service. That service will come from the line at S.W. 32nd Street.

Bill Cook who lives at 28809 S.W. 32nd Road, Beatrice, Nebraska questioned why the Gage County Assessor website states that the property is still owned by the Spilkers and not Mr. Norris?

Tracy Norris stated that the closing has occurred and has been filed with the Title Company and that the Courthouse had not changed it on their website yet.

Butcher was able to show that the new document from G.I.S. site was updated.

Mr. Cook stated that he had an agreement (Greenbelt Group) that his taxes would not go up but was concerned with the addition of the acreages in his area that his taxes would increase.

Butcher stated that he would have to talk with the Assessor about the situation.

Butcher went on to explain the Staff Report handout to the Commission. This report would be included in the packet detailing the information about future agenda items.

Moved by Fetty, seconded by Hydo, that the public hearing be closed at 7:22 p.m.

Roll Call: Yea: Doyle, Fetty, Hydo, Mayfield, Riha, Rodriguez, Seckel
Nea: Motion Carried

Moved by Fetty, seconded by Mayfield, to approve the Rezoning of the property owned by Tracy Norris legally described as: A part of the Southwest Quarter of the Northwest Quarter of Section 9, T3N, R6E of the 6th P.M. Gage County, Nebraska, zoned AG (Agricultural) to RR (Rural Residential).

Roll Call: Yea: Doyle, Fetty, Hydo, Mayfield, Riha, Rodriguez, Seckel
Nea: Motion Carried

4 – Discussions/Reports:

- a. Approval of the Preliminary Plat and Final Plat for Norris First Subdivision for Tracy Norris.

Greg Butcher, City Attorney stated that the Preliminary/Final Plat Plan meets the City's expectations for Tracy Norris to develop Norris First Subdivision.

Moved by Fetty, seconded by Doyle for approval of the Preliminary and Final Plat for Norris First Subdivision and to recommend to the City Council to approve the Preliminary/Final Plat for Norris First Subdivision.

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

5 – Miscellaneous:

Next regular meeting is May 17, 2016 at 7:00 p.m. in the BPS Administration Building at 320 North 5th Street.

Moved by Fetty, seconded by Riha, that the meeting be adjourned at 7:26 p.m.

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

Linda Schindler Planning & Zoning Secretary



Marie Rodriguez, Vice Chairman of Planning & Zoning

