

MINUTES OF THE PLANNING AND ZONING COMMISSION

A meeting of the Planning and Zoning Commission was held on the 19th day of March, 2018 at 5:00 p.m. in the BPS Administration Building Board Room 320 North 5th Street, Beatrice, Nebraska.

Attending: Hydo, Mayfield, McGhee, Riha, Seckel, Wright

Absent: Fetty, Robertson, Rodriguez, Scholl

Chairman 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 February 19, 2018.

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

Roll Call: Yea: Hydo, Mayfield, McGhee, Riha, Seckel, Wright

Nay: None

Abstain: Seckel, d.

MOTION CARRIED.

PUBLIC HEARINGS

Public hearing regarding the rezoning application of Samuel G. and Judy K. Wright of the proposed Lot One (1) of Bear Bottom Subdivision (Gage Co. Parcel ID#004171000), City of Beatrice, Gage County, NE from AG (Agriculture) to RR (Rural Residential).

Laura Raber, Administrative Assistant, reviewed the application for rezoning from Samuel G. and Judy K. Wright indicating the purpose of the rezoning request is a replat application to separate the homestead from the agricultural portion of the property. Raber indicated the separation would cause the homestead to be under the required ten (10) acre minimum for the residence, thus the homestead should be rezoned to RR "Rural Residential" in accordance with the zoning ordinance.

Moved by Riha, seconded by Hydo to close the public hearing.

Roll Call: Yea: Hydo, Mayfield, McGhee, Riha, Seckel, Wright

Nay: None

MOTION CARRIED.

APPROVAL ITEMS

Resolution to recommend approval to the City Council for the Final Plat application of Samuel G. Wright and Judy K. Wright for Bear Bottom Subdivision, an Addition to the City of Beatrice, Gage County, Nebraska.

Moved by Hydo, seconded by Mayfield, that Resolution Number 18-004 be passed and adopted.

Laura Raber, Administrative Assistant, reviewed the Final Plat application indicating the proposed rear lot line of the homestead does not currently meet the required setbacks due to an old barn/garage that is located there. Raber stated the recommendation of Rob Mierau, Chief Building Inspector, is to approve the plat with the requirement of this building being demolished within thirty (30) days of approval of the plat in order to bring the lot into compliance.

Roll Call: Yea: Hydo, Mayfield, McGhee, Riha, Seckel, Wright
Nay: None

MOTION CARRIED.

Resolution to recommend for approval to the Beatrice City Council, Samuel G. Wright Jr. and Judy K. Wright's request to rezone Lot One (1), Bear Bottom Subdivision, Gage County, Nebraska from "AG" Agricultural to "RR" Rural Residential.

Moved by Fetty, seconded by Robertson, that Resolution Number 18-005 be passed and adopted.

There was no further discussion.

Roll Call: Yea: Hydo, Mayfield, McGhee, Riha, Seckel, Wright
Nay: None

MOTION CARRIED.

Resolution to appoint a Secretary to the Planning and Zoning Commission.

Moved by Seckel, seconded by Hydo, that Resolution Number 18-006 be passed and adopted.

Laura Raber, Administrative Assistant, explained the need for a third signator for Planning and Zoning documents in order to expedite the filing of records. Raber recommended the Commission appoint someone who is in town most of the time to make it easy for the appointed to drop by the office as needed. Commission Member Richard Mayfield volunteered.

Roll Call: Yea: Hydo, Mayfield, McGhee, Riha, Seckel, Wright
Nay: None

MOTION CARRIED.

ORDINANCES

There were no ordinances.

PUBLIC FORUM

No one appeared at public forum.

DISCUSSION/REPORTS

There were no discussions/reports.

ADJOURNMENT

The next regular Planning and Zoning meeting is scheduled for March 5, 2018 at 5:00 p.m. in the BPS Administration Building Board Room, Beatrice, Nebraska.

Moved by Riha, seconded by Seckel, that the meeting be adjourned at 5:19 pm.

Roll Call: Yea: Hydo, Mayfield, McGhee, Riha, Seckel, Wright
Nay: None

MOTION CARRIED.

Richard Mayfield, Secretary

Vaughn Wright, Chair