

MINUTES OF THE PLANNING AND ZONING COMMISSION

A meeting of the Planning and Zoning Commission was held on the 17th day of January, 2017 at 7:00 p.m. at the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska.

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

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 and called the meeting to order at 7:00 p.m.

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 January 3, 2017.

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

Roll Call: Yea: Fetty, Hydo, Mayfield, McGhee, Riha, Rodriquez, Scholl
Nay: None

MOTION CARRIED.

PUBLIC HEARINGS

Public hearing regarding the rezoning of the proposed Lot 2 of Cullison's First Addition, a part of Lot 2 of Wyant's Subdivision, City of Beatrice, Gage County, Nebraska from "RR" to "O."

Chairman Wright announced that a public hearing would now be held regarding the rezoning of the proposed Lot 2 of Cullison's First Addition, a part of Lot 2 of Wyant's Subdivision, City of Beatrice, Gage County, Nebraska from "RR" to "O."

Rob Mierau, Chief Building Inspector, reviewed the application for rezone from Jeffrey D. and Sherry L. Cullison. The Cullisons have replatted their residential lot into two (2) separate lots. The north lot is now known as Lot 2 of Cullison's First Addition, a part of Lot 2 of Wyant's Subdivision, City of Beatrice, Gage County, Nebraska. The Cullisons have requested this lot to be zoned as "O" for a potential buyer who plans to build a memory care facility at this location should the City Council approve the rezoning from "RR" to "O." The Cullisons will retain their residence on what is now known as Lot 1 of Cullison's First Addition, a part of Lot 2 of Wyant's Subdivision, City of Beatrice, Gage County, Nebraska and have requested zoning to remain as "RR." The use of the north lot for a memory care facility is consistent with the use of the

neighboring property, Beatrice State Developmental Center. The Building Inspections Office received one (1) inquiry regarding the proposed rezoning however, it was not contested.

Jana Robertson, 1802 South 15th Circle, a realtor and representative for the potential buyers, explained the plans of the buyers to build a memory care facility that will essentially look like a large residence, have sixteen (16) beds, employ ten (10) to twelve (12) people, and have the parking lot to the northeast side of the property.

The memory care facility, according to the potential buyers' website, qualityseniorvillages.com, is a "memory care program to create a better quality of life for individuals with Alzheimer's and dementia."

Moved by Hydo, seconded by Rodriquez, to close the public hearing at 7:10 p.m.

Roll Call: Yea: Fetty, Hydo, Mayfield, McGhee, Riha, Rodriquez, Scholl
Nay: None MOTION CARRIED.

Public hearing regarding updates to Article Five (5) pertaining to flood plain development.

Chairman Wright announced that a public hearing would now be held regarding updates to Article Five (5) pertaining to flood plain development.

Rob Mierau, Chief Building Inspector, explained the changes to Article Five (5) as drafted. The updates to Article Five (5) pertain to flood plain development, specifically permitting accessory structures to be built if in accordance with the guidelines established via the ordinance. Mierau also read a memo from James Burroughs, City Engineer, regarding these changes.

Moved by Fetty, seconded by Hydo, to close the public hearing at 7:14 p.m.

Roll Call: Yea: Fetty, Hydo, Mayfield, McGhee, Riha, Rodriquez, Scholl
Nay: None MOTION CARRIED.

APPROVAL ITEMS

Recommendation to the City Council to approve the Final Plat Application of Jeffrey D. and Sherry L. Cullison to replat Lot 2 and the North 56.50' of Lot 1, Wyant's Subdivision, City of Beatrice, Gage County, Nebraska.

Moved by Fetty, seconded by Rodriquez, to recommend to the City Council to approve the Final Plat Application of Jeffrey D. and Sherry L. Cullison to replat Lot 2 and the North 56.50' of Lot 1, Wyant's Subdivision, City of Beatrice, Gage County, Nebraska.

Roll Call: Yea: Fetty, Hydo, Mayfield, McGhee, Riha, Rodriquez, Scholl
Nay: None MOTION CARRIED.

Recommendation to the City Council to approve the rezoning application of Jeffrey D. and Sherry L. Cullison for Lot 2 of Cullison’s First Addition, a part of Lot 2 of Wyant’s Subdivision, City of Beatrice, Gage County, Nebraska from “RR” to “O.”

Moved by Riha, seconded by Mayfield, to recommend to the City Council to approve the rezoning application of Jeffrey D. and Sherry L. Cullison for Lot 2 of Cullison’s First Addition, a part of Lot 2 of Wyant’s Subdivision, City of Beatrice, Gage County, Nebraska from “RR” to “O.”

Roll Call: Yea: Fetty, Hydo, Mayfield, McGhee, Riha, Rodriquez, Scholl
Nay: None MOTION CARRIED.

ORDINANCES

Recommendation to the City Council to approve the updates to Article Five (5) regarding flood plain development as submitted to the Commission.

Moved by Fetty, seconded by Scholl, to recommend to City Council to approve the updates to Article Five (5) regarding flood plain development as submitted to the Commission.

Roll Call: Yea: Fetty, Hydo, Mayfield, McGhee, Riha, Rodriquez, Scholl
Nay: None MOTION CARRIED.

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 February 7, 2017 at 7:00 p.m. in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska.

Moved by Fetty, seconded by Riha, that the meeting be adjourned at 7:18 p.m.

Roll Call: Yea: Fetty, Hydo, Mayfield, McGhee, Riha, Rodriquez, Scholl
Nay: None MOTION CARRIED.

Maria Rodriguez, Vice Chairman

Vaughn Wright, Chairman