

PLANNING & ZONING COMMISSION  
AUGUST 23, 2012  
MINUTES

A duly noted and advertised meeting of the Planning & Zoning Commission of the City of Milford, Nebraska was held at the Webermeier Community Room, 617 2<sup>nd</sup> Street in the City of Milford, NE at 7:00 P.M., Thursday, August 23, 2012. Notice of the meeting was published in the Milford Times as required by law.

Notice of the meeting was simultaneously given to the members of the Planning & Zoning Commission. Availability of the agenda was communicated in advance notice and in the notice to the members of the meeting. All proceedings hereinafter shown were taken while the meeting was open to the attendance of the public.

The meeting was called to order by Jean Ferrill at 7:00 P.M. and publicly stated to all in attendance that a current copy of the Nebraska Open Meetings Act is available for review and is posted on the east wall of the Webermeier Community room.

**ROLL CALL:** Members present: Jean Ferrill, Bill Wiley, Roger Kontor, and Bill Fuelling. Absent: Teresa TeSelle and Kevin Wingard.

**APPROVE MINUTES:** No corrections noted. Motion to accept was made by Ferrill, seconded by Kontor.

**PUBLIC HEARING:**

**Conditional Use Permit application for addition to Milford Mennonite Church at 920 3<sup>rd</sup> Street:** Representatives from church present: Joe Troyer, John Vosta, Bob Wehrs and Doyle Roth.

Mayor Bruha spoke about Landscape requirements and possibility of vacating alley. Mayor Bruha and Building official Fuelling explained to the commission that the church wished to add on to their current facility, but because of the 30% ground cover provision they are prohibited from building.

The church owns all of the property to the north of where the current building now stands, but is separated by a 20' wide alley owned by the city.

The Mayor suggested that "IF" the City Council were to abandon the alley, but still maintained a permanent easement in order to service the sewer main that goes thru the current alley, the church could then be able to meet the 30% rule as they would be the owner of the entire parcel of ground.

The Mayor stated that he had discussed this plan with Mark Frey, head of the City Maintenance Department and he had no problem with such a plan.

The Church will be responsible to keep the easement rocked & clean for traffic to pass thru the abandoned portion just as it is now. The reps from the church were in agreement to the discussed plan. With no further comments from the public, the hearing was closed.

**Conditional Use Permit application for Wasserman Assoc. for business at 2341 Shepard Rd. in Grover:** Discussion was held regarding the survey presented by Mr. Wasserman.

**Recommendation to the City Council for Conditional Use Permit-addition to Milford Mennonite Church at 920 3<sup>rd</sup> Street:** A recommendation was made to approve the Conditional Use Permit to the Milford Mennonite Church for construction of an addition; provided the proposal discussed in the hearing was followed. Motion was made by Kontor and seconded by Ferrill. Vote passed 3-0.

**Recommendation to the City Council for the Wasserman Assoc. for business at 2341 Shepard Rd. in Grover:** A recommendation to approve Conditional Use Permit for #14 (Warehouse, wholesale business) at block 10, Lots 1-18 in Grover original town. Motion was made by Ferrill and seconded by Wiley. Vote passed 3-0.

**ADJOURNMENT:** Motion was made by Kontor and seconded by Wiley to adjourn the meeting at 7:40 P.M.