

PLANNING & ZONING COMMISSION
SPECIAL MEETING
JANUARY 26, 2009
MINUTES

A duly noted and advertised meeting of the Planning & Zoning Commission of the City of Milford, Nebraska was held at the City Office, 505 1st Street in the City of Milford, NE at 7:00 P.M., Monday, January 26, 2009. 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.

Jean Ferrill called the meeting to order at 7:04 pm 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 were: Jean Ferrill, Teresa TeSelle and Kevin Wingard. Absent: Sue Fortune, Roger Kontor, and Bill Fuelling.

PUBLIC HEARING: Jean opened the floor up to public discussion regarding Conditional Use Permit for 319 S. "E" St., Milford, NE. Lezlie Patton, authorized agent for Bruce and Cheryl Hostetler, talked about the plans for turning 319 S. "E" St. into an assisted living center. Lezlie wants to open an assisted living home in Milford because none currently exist. A Survey was conducted by the petitioners to find out if there was a need in the community for such a facility and based on the people she surveyed, they felt there was. The house will have to be renovated on the inside to bring the house up to code and will house 14 residents.

Mary & Alan Minchow expressed their concerns regarding how the addition of an assisted living center to the neighborhood would affect parking and the general overall quietness of the neighborhood. Alan inquired as to how much staff would be hired. Lezlie indicated that there would be four people in the AM and three in the PM and one to two overnight.

Lana Carter expressed her concerns regarding parking, use of her sidewalks, the safety of the children in the neighborhood, and the congestion that would occur. She also had concerns regarding what type of patients would be served and what type of outdoor recreation they would be doing. She wants the neighborhood to

remain nice and quiet. She also inquired as to who will run the facility. Julie Pew responded that that was not clear yet.

Tracey Gabehart also expressed her concerns regarding the parking issue, the safety of children playing in the neighborhood and what will happen to the property if the assisted living center went out of business.

Alan Carter provided the results of a survey he had located on the internet regarding the behavioral patterns of people living in assisted living centers. Survey is included with notes.

Bev TeSelle had concerns regarding property values and taxation.

Pat Rixstine had concerns regarding what will happen if the center fails.

Kurt Bonner has concerns regarding parking and the safety of children.

Veronica Watson expressed concerns over the safety of the neighborhood children with having strangers (employees of the center) in the neighborhood. She also expressed concern over the additional strain to the volunteer rescue squad and the paramedic usage. Lana Carter concurred with her on the rescue unit usage.

Joyce Lauer expressed her concerns regarding property taxes, valuations, and parking. In addition, she had concerns regarding the adequacy and the safety of the proposed facility.

Jean Ferrill closed the meeting to any further comment from the public. She then spoke about conditional use permits, what they allow, when they are revoked, and indicated that the house is currently zoned R-2.

Dean Bruha then reviewed what the major concerns of the neighbors are and allowed Lezlie to speak on them.

Parking: Lezlie indicated the number of staff at the largest shift would be 4. They currently have off street parking for four vehicles. They thought they could add additional parking between the street and sidewalk if needed. Dean indicated that would require a special permit. Discussion occurred regarding how many parking spots were needed. It was suggested Bill Fuelling would be the best person to answer this question.

Traffic- The major concern was increased traffic from visitors coming and going and the school traffic.

Safety- There was a concern for both the safety of the neighborhood children as well as children who pass by on their way to and from school. In addition, there were safety concerns for the residents of the center. Lezlie indicated the make up of the residents at the center would be people with mobility issues, not mental or behavioral problems. They do not intend to use the outside area much, except for the porches and decks.

Gary TeSelle made comments regarding the adequacy of the public utilities in the neighborhood and if having the center there would affect these. He indicated it would not be a problem.

Kevin Wingard made a motion to table the request until further information could be obtained. This was seconded by Jean Ferrill. Roll Call vote: Ferrill yes, TeSelle yes, Wingard yes.

ADJOURNMENT: Motion was made to adjourn the meeting at 8:11 pm by Teresa TeSelle and seconded by Jean Ferrill.

Respectively Submitted

Teresa TeSelle