

PLANNING & ZONING COMMISSION  
SPECIAL MEETING  
MAY 29, 2007  
MINUTES

A duly noted and advertised meeting of the Planning & Zoning Commission of the City of Milford, Nebraska was held at the Webermeier Library in the City of Milford, NE at 7:00 P.M., Tuesday, May 29, 2007. Notice of the meeting was published in the Milford Times.

Notice of the meeting was simultaneously given to the members of the Planning & Zoning Commission. Availability of the agenda was communicated in the 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 7:00 PM.

Open Meetings Act Requirement: Jean Ferrill 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, Duane Roth, Sue Fortune, and Matt Young. Absent: Roger Kontor and Todd Aerni, Building Official.

**NEW BUSINESS:**

**Approve Minutes of May 21, 2007:** A motion was made by Fortune and seconded by Roth to approve the minutes of the May 21, 2007 Planning & Zoning meeting. Roll call vote: Ferrill yes, Fortune yes, Roth yes, Young yes. Absent Kontor. Motion carried.

**Public Hearing for Comprehensive Plan:** Public Hearing for Comprehensive Plan and Subdivision Regulations opened for comments: Will zoning change affect existing structures – No, but all future plans will need to abide by the new rules. Much discussion ensued on new zoning changes especially that area has been TA will now be R2.

Discussion was held on 5.07 – Drainage wording: 5.07 & 4.18. 8.08.03 – discussion on wording for towers some areas will be changed by JEO according to the new structural standard for towers 9.03.02 & 9.03.03 will be deleted.

A motion was made by Fortune and seconded by Roth to recommend to the City council to approve the adoption of the new Comprehensive Plan with the following changes to the Future Land Use Map: 1. From MDR to GC, the area surrounding the Dairy Queen and the area including ESU #6 and Casey's. 2. From R1 to RS, the area south of Southeast Community College. Motion carried.

A motion was made by Young and seconded by Fortune to recommend to the City Council to approve the Zoning and Subdivision Regulations with the

following changes: Subdivision Regulations: 1. Section 4.18 – add, shall not exceed predevelopment. 2. Section 5.07 – add, prepared and certified by City engineer.

Zoning Regulations: 1. Section 8.08.03 and 8.08.04 #5 add, tower and foundation permits to be approved by building inspector. 2. Section 8.08.07 eliminate: 1991 edition. Add: current edition and International Building Code. 3. Section 9.03.02 and 9.03.03 eliminate these sections that refer to landscaping requirements.

Motion carried.

**ADJOURNMENT:** A motion was made to adjourn. Motion carried and meeting adjourned.

Respectively Submitted  
Sue Fortune, Secretary