

PLANNING & ZONING COMMISSION
SPECIAL MEETING
OCTOBER 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 Building, 617 2nd Street in the City of Milford, NE at 7:00 P.M., Monday, October 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.

Chairman Roger Kontor called the meeting to order at 7:00 PM. Roger Kontor 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: Duane Roth, Jean Ferrill, Sue Fortune, Roger Kontor, Matt Young and Bill Fuelling; Building Inspector.

Approve Minutes: A motion was made by Jean Ferrill and seconded by Sue Fortune to approve the minutes of the August 13, 2007 Planning & Zoning meeting. Roll call vote: Ferrill yes, Fortune yes, Kontor yes, Young yes and Roth yes. Motion carried.

NEW BUSINESS:

Conditional Use Permit: Representative of the Bellwood Mennonite Church, Don Yeackley presented plans for placement of a church sign at 520 S. "B" Street. Further information was needed as to size requirements for set back. Item tabled.

Public Hearing – Zoning change request, ½ block area between "A" St. & Walnut along 2nd Street from C1 to C2: The public hearing was open for discussion at 7:10 pm. No dissent heard from anyone living in the area. Closed public hearing at 7:17 pm. A motion was made by Duane Roth and seconded by Sue Fortune to recommend the zoning change from C1 to C2 for the ½ block area between "A" St. and Walnut along 2nd Street to the City Council.

Public Hearing – Discuss changes in regulations regarding accessory structures in R1, R2 and R3 of the Comprehensive Plan/Zoning & Subdivision Regulations: The public hearing was open for discussion at 7:19 pm. Discussion was held to delete the 720 sq ft requirement and add: "Accessory buildings should not exceed the ground floor coverage of the principal dwelling". A motion was

made by Matt Young and seconded by Duane Roth to change R1 Section 5.07.05, R2 Section 5.08.05 and R3 Section 5.09.05, deleting 700/720 sq. feet and adding “Accessory buildings should not exceed the ground floor coverage of the principal dwelling” and setback requirements for all zoning districts must be met. Motion carried 5-0.

A motion was made by Matt Young and seconded by Jean Ferrill to change Section 4.14.02 to read: “No detached accessory building or structure shall exceed the maximum permitted height or square footage of the principal structure except in TA or in cases where the lot size exceeds 5 acres”. Delete 14.04.08. Motion carried 5-0.

Public Hearing – Discuss change of “Lot Area” requirements in TA (Transitional Agriculture) District in the Comprehensive Plan/Zoning & Subdivision Regulations: The public hearing was open for discussion at 7:37 pm. Discussion was held regarding whether the ground in question should be zoned TA or RS. The public hearing was closed at 8:15 pm. A motion was made by Jean Ferrill and seconded by Sue Fortune to table item as additional information is needed and the Planning & Zoning Board would like to check the zoning map. Motion carried 5-0.

Discuss Building Permit fees and applications fees: Item not discussed as the City Council will need to amend the ordinance.

ADJOURNMENT: Motion to adjourn the meeting at 8:45 pm made by Sue Fortune and seconded by Jean Ferrill. Meeting adjourned.

Respectively Submitted
Sue Fortune, Secretary