

PLANNING & ZONING COMMISSION
SPECIAL MEETING
MARCH 25, 2004
MINUTES

A duly noted and advertised special meeting of the Planning & Zoning Commission of the City of Milford, Nebraska was held at the City Hall Office in the City of Milford, NE at 7:00 P.M., Thursday, March 25, 2004. 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.

Sue Fortune called the meeting to order at 7:00 pm.

ROLL CALL: Members present were: Sue Fortune, Randy Roth, Molly Dickinson, Bruce Policky, Roger Kontor, and Building Inspector, Roger Kness.

PUBLIC HEARING:

Request to Rezone 909 1st Street – The proposed area consists of two full lots measuring 110 ft. wide. Jon Eicher would like to construct a 4-plex unit (rentals) on this lot. Lots are currently zoned R1 and Jon is seeking a zoning change to R2. The plans meet all setbacks. He plans to have a six-stall garage in the back for further parking.

Jon plans to rent to responsible adults. He wants to maintain a family atmosphere. Units are all electric and all appliances go with the unit. He wants this to be a lasting contribution of esthetic value. It would raise the tax base.

The group present was concerned about the alley traffic and runoff of rain and snow. They were also concerned about the six-stall garage. Bob Anderson stated that several people have voiced opposition to the building but they were unable to be present. Discussion continued on parking/traffic issues with the alley. The residents are concerned about individuals backing into their lawns when trying to get in and out of the garages.

The following individuals were present and some spoke on behalf of the issue.

Betty Miller-101 S. "E"

Phyllis E. Philson- 906 2nd

Celea Whitford – 910 2nd – opposed

Jennifer Butler – 911 1st – opposed

Jared Stauffer – 902 2nd – ok

Gary Armstrong – 92- 2nd – opposed

Dale Philson 906 2nd – ok

Darrell E. Miller – 2702 Van Dorn Rd.

Alan Whitford – 910 2nd – opposed

Owner would scale back to 4 garages and storage shed if that would help the traffic flow and address the neighborhood concern.

Motion made by Bruce Policky and seconded by Sue Fortune to recommend zoning change of 909 1st Street from R1 to R2 to the City Council for further action. Voting aye: Roger Kontor, Randy Roth, Molly Dickinson, Bruce Policky, and Sue Fortune. Voting nay: none.

Minor Subdivision – Larry TeSelle – Tabled for tonight – changes need to be made to his request.

ADJOURNMENT: Meeting Adjourned.

Respectively Submitted
Sue Fortune