

PLANNING & ZONING COMMISSION  
FEBRUARY 25, 2015  
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 First Street in the City of Milford, NE at 7:00 P.M., Wednesday, February 25, 2015. Notice of the meeting was given in advance thereof by publishing in the Milford Times; a designated method for giving notice, as shown by the proof of publication.

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 Roger Kontor at 7:01 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 south wall of the City Hall Meeting Room.

**ROLL CALL:** Members present: Jean Ferrill, Brad Havener, Roger Kontor, Brandon Mowinkle, Kevin Wingard, and Building Inspector, Kendall Hoggins.

**APPROVE MINUTES:** A motion was made by Kontor and seconded by Havener to approve the minutes of the January 25, 2015 meeting. Motion carried, 5-0.

**PUBLIC HEARINGS:**

Public Hearing opened at 7:02 p.m.

**Amend Section 5.10.03 to include Auto Body Repair to Conditional Uses in C-1 Zoning District:**

Discussed what was presented by Kendall last week. Instead of a zone change, it would probably be best to add Auto Body Repair to C-1 Conditional use list. The possibility of fumes from repair was also discussed. Motion made by Wingard and seconded by Mowinkle. Motion carried, 5-0.

**Amend to R-2 Zoning District to create a sub-district with in R-2 District which does not conform with the existing R-2 requirements to modify the regulations relating to lot size, set-backs and other requirements within the sub-district:**

Discussing of amending R-2 zoning district was continued from last meeting. Intent seems to cover reasoning. Then looked at what remains the same and what must be changed from regular R-2 district and what other sections of the ordinance are involved. See Kendall's notes.

Public hearing closed 7:30 p.m.

**Recommendation to the City Council- Amend Section 5.10.03 to include Auto Body Repair to Conditional Uses in C-1 Zoning District:**

Planning & Zoning Committee recommends to City Council to add Auto Body Repair to Conditional Use on R-2 District.

**Recommendation to the City Council- Amend the R-2 Zoning District to create a sub-district with the R-2 District which does not conform with the existing R-2 requirements to modify the regulations relating to lot size, setbacks and other requirements with in the sub-district:**

No new action at this time. Planning & Zoning committee will continue to work on sub-district to present to the City Council all at one time.

**Discuss/Action- Changes in C-1 Zoning District regarding building type:**

Building facades discussed along with fire ratings, etc. Also discussed roof types, connections of buildings on Main Street- no gaps. Then discussed drainage problems, Kendall will check with JEO about requirements for buildings on Main Street for various issues.

On Child Care definition- in both, permitted and conditional use. More information is needed. We will research other cities for more information.

**ADJOURNMENT:** Meeting adjourned at 8:00 P.M.