

PLANNING & ZONING COMMISSION
MARCH 14, 2017
MINUTES

A duly noted and advertised meeting of the Planning & Zoning Commission of the City of Milford, Nebraska was held at the Webermeier Library Bldg., 617 2nd Street in the City of Milford, NE on March 14, 2017 at 6:00 P.M. 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 6:02 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 west wall of the City Hall Meeting Room.

ROLL CALL: Members present: Brad Havener, Roger Kontor, Brandon Mowinkel, Kevin Wingard, Kendall Hoggins Bldg. Inspector. Absent: Jean Ferrill. Also present: Ken Schmieding, Jeff Ray with JEO and Darrin Gingerich.

APPROVE MINUTES: A motion was made by Kontor and seconded by Havener to approve the minutes of the November 2, 2016 meeting. Motion carried 4-0.

PUBLIC HEARINGS:

Change regulations regarding solar panels: Public Hearing opened at 6:03 pm. Ken Schmieding with Green Energy Nebraska presented on behalf of Jon Oswald. They are requesting a change in height for free standing solar panels in the TA (Transitional Ag District) from 6' to 15'. Seward County already allows 15' free standing solar panels. With no further comments the public hearing was closed at 6:28 pm.

Update citywide zoning regulations and official zoning map: Public Hearing opened at 6:28 pm. Jeff Ray with JEO presented the updated zoning map which included changes discussed by the P & Z members. Discussion was held on the different zoning areas and the I-2 Zoning District which includes Adult Entertainment. With no further comments the public hearing was closed at 6:53 pm.

Increase garage height in residential zoning district: Public Hearing was opened at 6:53 pm. Kendall was approached about raising the height of accessory buildings. Discussion was held allowing sidewall height to 12' and keeping the overall height of the structure the same, which is 20'. With no further comments the public hearing was closed at 7:02 pm.

NEW BUSINESS:

Discuss/Action – Update citywide zoning regulations and official zoning map.

Discuss/Action – Increase garage height in residential zoning district.

Discuss/Action – Change regulations regarding solar panels.

A motion was made by Kontor and seconded by Mowinkel to approve the following: recommendation to the City Council to approve the updates in the citywide zoning regulations and official zoning map as presented by JEO; amend section 4.14.07 to say that sidewalls shall not exceed 12 feet in height; and add to section 8.10.01 a number 3 that states to allow free standing solar panels in the Transitional Ag District (TA) with a maximum height of 15 feet on lot sizes of 5 acres or greater. Motion carried 4-0.

ADJOURNMENT: A motion was made by Mowinkel and seconded by Havener to adjourn the meeting. Motion carried 4-0. Meeting adjourned at 7:13 P.M.

Respectfully Submitted by
Kevin Wingard