

PLANNING & ZONING COMMISSION  
JANUARY 29, 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., Thursday, January 29, 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 7:00 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 Ferrill and seconded by Wingard to approve the minutes of the December 17, 2014 meeting. Motion carried, 5-0.

**PUBLIC HEARINGS:**

**Amend the Milford Zoning Regulations to change required Lot Area in Transitional Ag Zoning District (TA) from 5 acres to 3 acres:**

Public Hearing opened at 7:04 p.m. Kendall explained regulations regarding septic, etc. according to the state and county. Comments were addressed for Milford including last month's discussion. There were questions about the tax impact of 3 acres vs. 5. Public hearing closed at 7:15 p.m.

**Recommendation to the City Council- Amend the Milford Zoning Regulations to change required Lot Area in Transitional Ag Zoning District (TA) from 5 acres to 3 acres:**

The recommendation to the City Council is to leave Transitional Ag Zoning District (TA) at 5 acres. Motion made by Wingard and seconded by Kontor. Motion carried 5-0.

**Discuss- Change zoning in original part of town:**

Kendall explained the situation and went over changes that would occur for a new sub district. The problem of smaller sized lots was also discussed.

**Recommendation to the City Council:**

The P&Z committee recommends to the City Council to follow the map attached and Kendall's recommendation to form a sub district to amend an ordinance for small lot areas. Motion made by Wingard and seconded by Ferrill. Motion carried 5-0.

**Discuss- Change zoning along Welch Park Road:**

Discussion was had on lot size on Welch Park Road. Changes should be considered in zone for future development. A solution may be moving R-1 zone in this area. More information and exploring is needed.

**Recommendation to the City Council:**

The P&Z committee recommends to the City Council for Kendall explore a zone change near Welch Park for future development. Motion made by Wingard and seconded by Kontor. Motion carried 5-0.

**Discuss- Changes to C-1 Zoning District regarding building type:**

Discussion of building type on Main Street, with special attention to water run off issues. The beautification committee is concerned with developer's interests as well as public safety issues for city. TIF was also mentioned as a tool for making requirements in C-1 district. Also discussed was the use of brick front for buildings, setbacks, etc.

**Recommendation to the City Council:**

The P&Z committee recommend to the City Council to require brick facade on street sides in C-1 District and to explore the requirements for fire rating. Motion made by Kontor and seconded by Ferrill. Motion carried 5-0.

**Recommendation to the City Council:**

The P&Z committee recommends to the City Council to add Heartland Auto Body to conditional use in C-1 district. Motion made by Kontor and seconded by Ferrill. Motion carried 5-0. (Action will take place at next P&Z meeting)

**ADJOURNMENT:** Motion was made by Ferrill to adjourn the meeting at 8:45 P.M. Motion carried.