

PLANNING & ZONING COMMISSION
MARCH 11 , 2014
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., Tuesday March 11, 2014. 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, Bill Wiley, Roger Kontor and Kevin Wingard. Also present: Mayor Dean Bruha, Bill Fuelling Building Inspector, Jeanne Hoggins City Clerk, Sean Kremer and Darrin Gingerich.

APPROVE MINUTES: A motion was made by Wingard and seconded by Ferrill to approve the minutes of the February 12, 2014 meeting. Roll call vote: Wingard yes, Ferrill yes, Wiley abstain, Kontor yes. Motion carried.

PUBLIC HEARINGS:

Front Yard requirements in R2-Medium Density Residential District:

Discussion held regarding changing verbiage on page 49, Section 5.08.05 subsection #2.

Sidewalk installation by developers:

The committee could not find in the Zoning & Subdivision Regulations where it addressed this issue. A phone call was made to Larry Jantze by Hoggins as to where he saw this information. Hoggins also researched the previous regulations where she found the issue addressed in the 1993 Book. The new 2007 Addition supersedes anything in the 1993 Addition. No further discussion held.

Mobile Home Non-Conforming minimum requirements:

Discussion was held at length regarding size of trailers, HUD standards, year of trailers and positioning of trailers.

NEW BUSINESS:

Recommendation to the City Council for Front Yard requirements in R2-Medium Density Residential District:

A motion was made by Ferrill and seconded by Kontor to recommend to the City Council to add to footnote #2 on Page 49 (and front yard setbacks) after the street

side yard setbacks. Roll call vote: Ferrill yes, Kontor yes, Wingard yes, Wiley yes. Motion carried.

Recommendation to the City Council for sidewalk installation by developers:

No action taken.

Recommendation to the city Council on Mobile Home Non-Conforming Minimum Requirements:

A motion was made by Kontor and seconded by Wingard to recommend to City Council to add #5 on Page 40 under Section 4.20.03: Replacement mobile homes shall meet all current HUD standards for mobile homes and shall have said sticker dating such or title for mobile homes conforming with manufacturing date as of 6/15/1976 or newer. Roll call vote: Kontor yes, Wingard yes, Ferrill yes, Wiley yes. Motion carried.

A motion was made by Wiley and seconded by Ferrill to recommend to the City Council to change the definition for Dwelling, Mobile Home: to meet HUD standards as stated in #5 above, as #3 under definitions. Roll call vote: Wiley yes, Ferrill yes, Kontor yes, Wingard yes. Motion carried.

ADJOURNMENT: Motion was made by Ferrill and seconded by Wingard to adjourn the meeting at 8:30 P.M. Motion carried.