

PLANNING & ZONING COMMISSION
APRIL 24, 2018
MINUTES

A duly noted and advertised meeting of the Planning & Zoning Commission of the City of Milford, Nebraska was held at the Sr. Center, 105 South B Street in the City of Milford, NE on April 24, 2018 at 7:00 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 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 east wall of the Sr. Center.

ROLL CALL: Members present: Jean Ferrill, Brad Havener, Roger Kontor, Brandon Mowinkel, Kevin Wingard and Kendall Hoggins Bldg. Inspector. Also present: Ed Koster, Erin Bright with Olsson Assoc., Terry Hauder, Eric Martin, Richard Hauder, Roy Cast, Gerry Dunlap and Britton Troyer.

MINUTES: Motion by Kontor, second by Ferrill to approve the April 2, 2018 minutes. Passed 5-0

PUBLIC HEARING: Final Plat for Valley View West 3rd Addition: No Action Taken.

Annexation request from Southeast community College: Kontor opened the Public Hearing at 7:01 pm. SCC Campus Director Koster explained the reasoning behind the request. SCC is planning on building an agriculture/diesel technology learning center. SCC is not asking for any services from the city. The area annexed will be treated like their other properties. SCC will manage and service all areas. With no further comments Kontor closed the Public Hearing at 7:04 pm.

Application for Conditional Use Permit from Hauder & Martin, small confined pig nursery: Kontor opened the Public Hearing at 7:05 pm. Martin shared that they currently take all nursery animals to Shelby. He shared concerns they have had with that process related to disease and costs. They are considering two new barns in Seward County. This barn had County approval until the last minute when the County found it was just inside Milford's jurisdiction. This is an in/out facility. The site has plenty of farm ground around it, 200 acres, for depositing the manure as fertilizer. They will have a pit that can hold two years of waste. They would be knifing/injecting or sprinkling the contents of the pit on to the neighboring farmland. Terry Hauder stated that the DEQ does not need to be involved in the whole process just the final approval.

Hoggins reviewed permitted uses in Transitional Ag Regulation 5.05.03 #12 and the number of animals proposed does meet those requirements. Those numbers are confirmed with the Department of Agriculture's formula for this requirement.

Hoggins shared that the location is ok related to our Wellhead Protection Area. He also shared that it does not infringe on any domestic wells.

Traffic Flow - Martin shared that they will not use or do not plan on using Welch Park Road and will use Van Dorn as there is a weigh station near the highway that they will be using. They feel they will have one to two feed trucks a week and every eight weeks they will have delivery and pick up with semi-trucks or trucks with trailers.

Discussed item 6.06.08 related to odor. The lagoons will turn over a couple of times a year which may produce an odor. When emptying the lagoons there will be an odor but it would be cut down with the injection process verse the pumping process. 100% of the waste will go on the neighboring fields. Hoggins asked if all waste could be injected verse using the pumping process and it was discussed it is possible but cost is a factor.

The group discussed the conditions of the conditional use permit and that if all requirements are not met that the city did have the right to review the conditional use permit at any time.

Gerry Dunlap spoke in favor of the project. He shared these are great business owners and will work with the community. He shared the economic impact it will have on the school's tax base.

Roy Cast spoke in favor of the project. He stated that the owners are substantial tax payers and 80% of it will go to MPS. Cast shared that this would be a great business to add to our community and that it would add to the communities economics.

Kontor closed the public hearing at 7:30 pm.

NEW BUSINESS:

Discuss/Action – Recommendation to City Council on Final Plat for Valley View West 3rd Addition. No Action Taken

Discuss/Action – Annexation request from Southeast Community College: A motion was made by Havener, second by Mowinkel to recommend to the City Council approval of the annexation request from Southeast Community College. Motion Carried 5-0

Discuss/Action – Application for Conditional Use Permit from Hauder & Martin small confined pig nursery: A motion was made by Kontor, second by Ferrill to recommend to the city approval of the conditional use permit with the following conditions: Welch Park Road not be used for access by the trucks; that a one year review take place after construction to confirm the number of animals meets regulations and to review traffic flow is not taking place on Welch Park Road; and that the city review all conditions at such time that the city's corporate limits would expand to the north. Motion carried 5-0.

Kontor closed the Public Hearing at 7:45 p.m.

ADJOURNMENT: Kontor closed the meeting at 7:45 p.m. Meeting adjourned.