

PLANNING & ZONING COMMISSION  
JANUARY 19, 2022  
AGENDA

1. Call to Order
2. Roll Call
3. Open Meeting Act Requirement
4. Approve Minutes: December 15, 2021
5. Public Hearing:
  - a. To hear testimony in favor of, or opposition to, and to answer questions in relation to a proposed Conditional Use Permit located at 1100 1<sup>st</sup> Street, Milford by Hoppe & Son LLC.
6. New Business:
  - a. Consider/Recommendation – Conditional Use Permit located at 1100 1<sup>st</sup> Street, Milford by Hoppe & Son LLC.
7. Adjournment

PLANNING & ZONING COMMISSION  
JANUARY 19, 2022  
MINUTES

A duly noted and advertised meeting of the Planning & Zoning Commission of the City of Milford, Nebraska was held on January 19, 2022, 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 conducted.

The meeting was called to order by Roger Kontor at 7:00 P.M.

**ROLL CALL:** Members present: Barry Erb, Brad Havener, Roger Kontor, Kevin Wingard. Absent: Wes Burgess and Building Inspector Tim Dworak. Also present: Evan & Jake Hoppe with Hoppe Development, Alison Borer with Cline Williams, Milford residents: Sandra Sheets, Penny Kremer, Gary Armstrong, Jacob Jennings, Tom McCall. Economic Development Director Jonathan Jank.

Open Meeting Act Requirement met.

**MINUTES:** A motion was made by Kontor and seconded by Havener to approve the minutes of the December 15, 2021 minutes. Roll call vote: Kontor yes, Havener yes, Erb absent, Burgess absent, Wingard yes. Motion carried.

**PUBLIC HEARINGS:**

**Public hearing to hear testimony in favor of, or opposition to, and to answer questions in relation to a proposed Conditional Use Permit located at 1100 1<sup>st</sup> Street, Milford by Hoppe & Son LLC.**

Chairperson Roger Kontor opened the public hearing at 7:02 pm.

Jake Hoppe presented on the provided Power Point. Proposed cost of a one-bedroom unit is \$700.00 to \$750.00.

Barry Erb arrived at 7:08 pm

Kontor asked about interior and back units and how tenants will access the parking lot.

McCall asked if any of the apartment entrances faced north towards the driveway. The complex does have an easement on the driveway to the north. Hoppe explained that they designed the projects for the parking to be in front and so no doors will be facing north. McCall wishes there would have been more communication to this point. McCall stated he is not opposed to the project but not necessarily in favor. McCall shared he is present as he is concerned with use of easement.

Kontor asked if the board could get a copy of the easement. They reviewed the copy that was found in the packed of information.

Penny Kremer questioned if they have considered school traffic. Hoppe shared information from the last study they performed in another location. Discussion took place that most people will probably work out of town and so would be gone before and home after school traffic is present. Alison Borer with Cline Williams addressed R3 zoning codes and explained what a conditional use permit means. She explained why they feel this project meets the guidelines.

Kontor agrees with Alison as far as it meets most aspects, but he shared concerns with visitors at the proposed apartments and the school playground use by residents of the apartments. Roger asked if a buffer or fence can be placed between the properties. Wingard added he would prefer to see a taller closed fence – not chain link. Roger shared further concerns related to music and other things that could happen next to the school. He felt a buffer would help.

McCall discussed concerns on the easement and shared aspects of the agreement he had with Crestview for snow removal and parking. Jake Hoppe discussed these topics with McCall and they agreed to visit more at a later time.

Wingard asked for someone involved in the project to share the difference between workforce housing verses low-income housing. Hoppe shared how this project is financed and the differences between the two.

Penny Kremer asked about on site supervision. Hoppe shared that this project is too small for them to have an onsite manager and that maintenance and supervision will be from Lincoln. He further shared that they plan to use local companies for grass & snow removal and hopefully other needs. But did repeat that Lincoln will be main office.

Sandra Sheets asked about guidelines for renters and are there expectations for cleanliness and what can and cannot happen in the apartments. Hoppe and Borer discussion centered around the lease agreements and guidelines. Sandra & McCall shared that it is a community area so want them to work with neighbors. Borer stated that the city should also have some codes related to these topics in addition to what they have in their lease agreements. They shared that the tenants in their other properties police each other.

McCall asked about construction that will take place on the north side and asked for open lines of communication. He also asked that they respect his property and access.

Gary Armstrong shared that his concern is traffic.

Havener shared concern with college kids living there and that hopefully this does not become a party place. Hoppe shared that he does not see this happening as it is too public of a place and the neighbors would not allow that to happen as they would self-police items like this.

Hoppe shared that they plan to begin construction in late April and that construction would last 7 to 9 months for renovation process. He shared this obviously is dependent on the paperwork process and availability of materials.

Kontor shared he had concerns about noise and extra families or visitors at the complex, but he felt they would probably police themselves.

With no further comments Kontor closed the public hearing at 8:09 pm.

#### **NEW BUSINESS:**

##### **Consider/recommendation – Conditional Use Permit located at 1100 1<sup>st</sup> Street, Milford by Hoppe & Son LLC.**

A recommendation was made by Kontor and seconded by Havener, to recommend to the City Council to approve the Conditional Use Permit by Hoppe & Sons LLC at 1100 1<sup>st</sup> Street with conditions of a buffer (closed fence or landscaping) between the Elementary School and that they work with Tom McCall and other neighbors on issues related to the pavement easement and related to no parking by residents. Roll call vote: Kontor yes, Havener yes, Erb yes, Burgess absent, Wingard yes. Motion carried.

**ADJOURNMENT:** Kontor adjourned the meeting at 8:15 p.m.