

PLANNING & ZONING COMMISSION
JANUARY 30, 2019
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 January 30, 2019 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: Wes Burgess, Brad Havener, Roger Kontor, Kevin Wingard and Kendall Hoggins Bldg. Inspector. Also present: Adam Gengenbach, Ron Troyer, Kelly Hesser and Nick Glanzer.

MINUTES: Not available

PUBLIC HEARING: Redefine lot width and change definition:

Kontor opened the public hearing at 7:01 pm. K. Hoggins reviewed the new definition for 2.02.242 Lot Width; which was the same as last month. Kontor closed the public hearing at 7:04 pm.

NEW BUSINESS: Discuss/Action – Recommendation to City Council to Redefine lot width and change definition: A motion was made by Havener and seconded by Burgess to approve the recommended change as written: *2.02.242 Lot Width: The horizontal distance measured between the side lot lines of a lot, at right angles to its depth along a straight line parallel to the front lot line at the minimum required building setback line. In case of a cul-de-sac or interior curved street, the lot width shall be measured at the required front yard setback.* Roll call vote: Havener yes, Burgess yes, Kontor yes, Wingard yes. Motion carried.

PUBLIC HEARING: Amend Section 3.09 number of lots allowed in Administrative Plat:

Kontor opened the public hearing at 7:05 pm: K. Hoggins opened with background and information on Section 3.09 Administrative Plats. Discussed 3 or 4 lots. Kelly Hesser and Nick Glanzer asked questions. Discussed dividing a property twice. Kontor closed the public hearing at 7:16 pm.

NEW BUSINESS: Discuss/Action – Recommendation to City Council – Amend Section 3.09; number of lots allowed in Administrative Plat: A motion was made by Burgess and seconded by Kontor to approve the recommendation as follows: *Section 3.09 Administrative Plats: 3.09.01 The intent of this section is to provide for lot splits, lot combinations, and boundary adjustment which result in lots divided or combined into not more than 4 lots without having to re-plat said lot, provided that the resulting lots shall not again be divided without replatting. City staff shall review the administrative plat application and make a final determination.* Roll call vote: Burgess yes, Kontor yes, Havener yes, Wingard yes. Motion carried.

PUBLIC HEARING: Amend Section 5.13.03, #14 remove kennels & stables within city limits: Kontor opened the public hearing at 7:17 pm: K. Hoggins gave background on all

ordinances related to kennels & stables. Owner purchased a year ago, has 24 horses. Owner told to reapply for conditional use permit. Hoggins explained process. Original owner still owns the property. Kontor closed the public hearing at 7:34 pm.

NEW BUSINESS: Recommendation to City Council – Amend Section 5.13.03, #14 remove kennels & stables within city limits: A motion was made by Burgess and seconded by Havener to *remove kennels & stables from Conditional Uses in Section 5.13 I-1 Light Industrial*. Roll call vote: Burgess yes, Havener yes, Kontor yes, Wingard yes. Motion carried.

PUBLIC HEARING: Preliminary Plat for Camden Acres Addition: Kontor opened the public hearing at 7:36 pm. Glanzer explained the project. Hoggins explained his findings related to the project. If city water and sewer is within 500' of property they must connect to city services. Since water & sewer are not within 500', the developer is allowed to develop lots with private wells and septic systems, per NDEQ standards. Kontor closed public hearing at 7:48 pm.

NEW BUSINESS: Discuss/Action – Preliminary Plat for Camden Acres Addition: A motion was made by Burgess and seconded by Havener to recommend that the city accept the preliminary plat as presented with the addition of a 15 foot utility easement abutting the west edge of each lot. Roll call vote: Burgess yes, Havener yes, Kontor yes, Wingard yes. Motion carried.

NEW BUSINESS: Discussion – Section 5.05 Transitional Agriculture District; Section 5.05.03 Conditional Uses #12: Discussion was held on item, P & Z can control with conditional use permit.

ADJOURNMENT: Kontor closed the meeting at 8:16 p.m. Meeting adjourned.