

CITY OF MILFORD  
Milford, Nebraska 68405

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Public Hearing will be held at the meeting of the Planning & Zoning Commission of the City of Milford, Nebraska at 7:00 P.M. on Wednesday, February 24, 2021 at the City Hall Office, 402 1<sup>st</sup> Street and at the Regular City Council meeting of the City of Milford, Nebraska at 7:00 pm on Tuesday, March 2, 2021 at the City Hall Office, 402 1<sup>st</sup> St., Milford, which meetings will be open to the public. The public hearing is being held for the following reason: to hear testimony in favor of, or opposition to, and to answer questions in relation to a proposed Conditional Use Permit located at 1016 5<sup>th</sup> Street, Milford. An agenda for such meeting kept continuously current, is available for public inspection at the office of the City Clerk at the City Hall.

  
City Clerk

PLANNING & ZONING COMMISSION  
FEBRUARY 24, 2021  
AGENDA

1. Call to Order
2. Roll Call
3. Approve Minutes: June 1, 2020
4. Public Hearings:
  - a. To hear testimony in favor of, or opposition to, and to answer questions in relation to a proposed Conditional Use Permit located at 1016 5<sup>th</sup> Street, Milford.
5. New Business
  - a. Discuss/Action – Recommendation to City Council on proposed Conditional Use Permit located at 1016 5<sup>th</sup> Street, Milford.
6. Adjournment

**PLANNING & ZONING COMMISSION  
FEBRUARY 24, 2021  
MINUTES**

A duly noted and advertised meeting of the Planning & Zoning Commission of the City of Milford, Nebraska was held on February 24, 2021 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: Brad Havener, Roger Kontor, Kevin Wingard, Wes Burgess and Kendall Hoggins Bldg. Inspector. Also present: Scott Gropp with Gropp Law & Mediation, LLC, Becky Paulsen, Seward County Zoning and Misty Ahmic, Seward County Commissioner.

**MINUTES:** No minutes to approve.

**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 1016 5<sup>th</sup> Street, Milford. Kontor opened the public hearing at 7:00 pm.

Scott Gropp with Gropp Law & Mediation, LLC discussed the history of how the handling of cars that were possibly for sale worked with Bob and Shane before Bob's passing. Previously they could sell 16 cars, but they rarely had several at a time. Guidelines at the State level have changed within the Dept of Motor Vehicles. Gropp explained the purpose of the current request. Milford Building Inspector Hoggins asked questions regarding the limitations on the number of cars allowed by the State as compared to what Milford guidelines dictate. The State, for licensing requires minimum of 10 cars so Gropp felt 11 would be the minimum number that would have to set. Gropp further discussed and asked questions related to the guidelines for the city and State.

With no further comments or questions Kontor closed the public hearing at 7:15 pm.

**NEW BUSINESS:**

**Discuss/Action – Recommendation to City Council on proposed Conditional Use Permit located at 1016 5<sup>th</sup> Street, Milford.**

Discussion held on setting the limit at 20 cars, the city and State highway setbacks, outdoor lighting to meet city code. Hoggins discussed highway right-of-way regulations and that it should be added as a condition. Lighting conditions were also discussed and recommended to be added to the recommendation.

A motion was made by Kontor and seconded by Burgess to recommend to the City Council the approval of the Conditional Use Permit for 1016 5<sup>th</sup> Street with the following conditions:

1. Limit of 20 vehicles.
  2. No cars in the highway right-of-way.
  3. Addition of outdoor lighting must meet code.
  4. This Conditional Use permit is for Shane Stutzman and will not transfer if property is sold.
- Roll call vote: Kontor yes, Burgess yes, Havener yes, Wingard yes. Motion carried.

**ADJOURNMENT:** Kontor closed the meeting at 7:39 p.m. Meeting adjourned.