

PLANNING & ZONING COMMISSION
JUNE 5, 2017
MINUTES

A duly noted and advertised meeting of the Planning & Zoning Commission of the City of Milford, Nebraska was held at the Webermeier Library Bldg., 617 2nd Street in the City of Milford, NE on June 5, 2017 at 6:00 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 6:00 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 west wall of the Webermeier meeting Room.

ROLL CALL: Members present: Jean Ferrill, Brad Havener, Roger Kontor, Kevin Wingard, Kendall Hoggins Bldg. Inspector. Absent: Brandon Mowinkel. Also present: Dean Bruha, Ryan Stauffer, Roxanne Glanzer, Troy Johnston with JEO, Karl Eickhoff, Ron Troyer and Larry D. TeSelle.

APPROVE MINUTES: A motion was made by Wingard and seconded by Kontor to approve the minutes of the March 14, 2017 meeting. Motion carried 3-0.

PUBLIC HEARINGS:

Request to change zoning from TA to R-1 along West Milford Rd.: Kontor opened the public hearing at 6:05 pm. Topics of discussion:

1. JEO – Explained reason for zoning change request
2. Ferrill – Walked through new current zoning with group. Discussed spot zoning.
3. Discussed R1 verses R2
4. Roxanne Glanzer spoke on behalf of bringing growth to the community
5. Karl Eickoff discussed traffic flow, the amount of traffic already present on West Milford Road and discussed additional traffic concerns – Wingard added that rumble strips in several places and wider would be good on Welch park road.
6. Kendall reviewed current maps again

With no further discussion the public hearing was closed at 6:21 pm.

NEW BUSINESS:

Discuss/Action – Change zoning form TA to R-1 along West Milford Rd.: A motion was made by Havener and second by Kontor to recommend to the City Council to change zoning from TA to R-1 along West Milford Road as requested. Motion carried. 4-0

PUBLIC HEARING: Preliminary Plat for Camden Addition: Kontor opened the public hearing at 6:23 pm. Topic of discussion:

1. Kendall led committee through required checklist
2. Discussed each item to determine if they adhere to the guidelines and requirements of the Comprehensive Plan.
3. Drainage study as required by Comprehensive Plan was not presented by developer. - JEO responded, waiting for road gravel/concrete decision
4. Pavement discussion: Pavement is required in a subdivision, the developer wishes to use existing gravel road. Much discussion from public and P & Z members. There was a variety of opinions: Discussed gravel verse pavement, who pays?, width of Welch Park Road doesn't meet standards so should the developer be required to meet standards? Cost to developer or lot purchasers if they have to pave road, etc.
5. Discussed easement for public area – bike path along back easement and owners are fine with that.
6. Sidewalks not shown in plan
7. Street lights – 2 needed. West end and between lots 8 and 9
8. Two more fire hydrants – city takes care of these
9. Dean questioned size of pipes, sewer, water, etc.
10. Kendall addressed access road and drainage issues
11. Landscape screening – item 5.06. Discussed if needed.
12. Size of setbacks discussed
13. Items needing addressed: drainage, 4.24: Pavement, 5.06: Screening, hydrants, street lights, public access space – bike path.

With no further discussion the public hearing was closed at 7:20 pm.

NEW BUSINESS:

Discuss/Action – Preliminary Plat for Camden Addition: A motion was made by Wingard and second by Ferrill to recommend to the City Council to approve the preliminary plat for Camden Addition as presented. City Council must carefully address adherence or provide waivers to 4.24 – pavement, 5.06 Screening requirements, Drainage Study and all other design issues including the street lights, fire hydrants and public access space/ bike path. Motion carried: 4-0

ADJOURNMENT: A motion was made by Wingard and seconded by Havener to adjourn the meeting. Motion carried 4-0. Meeting adjourned at 7:29 P.M.

Respectfully Submitted,
Kevin Wingard