

PLANNING & ZONING COMMISSION
MARCH 4, 2024
MINUTES

A duly noted and advertised meeting of the Planning & Zoning Commission of the City of Milford, Nebraska was held on March 4, 2024, 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 Chairman Kevin Wingard at 7:00 P.M.

Open Meeting Act Requirement met.

ROLL CALL: Members present: Barry Erb, Kevin Wingard, Samantha Kinnett, Wes Burgess, Allissa Troyer and Building Inspector Tim Dworak. Also present was Craig Bontrager.

MINUTES: A motion was made by Erb and seconded by Burgess to approve the minutes of the February 22, 2024 meeting. Roll call vote: Erb yes, Burgess, Kinnett yes, Wingard yes, Troyer yes. Motion carried.

PUBLIC HEARING: Public Hearing to obtain public comment prior to the Planning and Zoning Commission's consideration of a recommendation to the City Council regarding a proposed Amendment to the Redevelopment Plan of the City of Milford, Nebraska, which Amendment shall involve a specific redevelopment project known as "Main Street Market" proposing to utilize tax increment financing (TIF) to construct improvements in an area of the City generally located at 115 S. Hwy 6, Milford, Nebraska, that has been declared blighted and substandard and in need of redevelopment pursuant to the Community Development Law.

Wingard opened the Public Hearing at 7:01 pm. Craig Bontrager talked about how they will improve the lot where Subway Motors once was and how the TIF money will help with improvements. Troyer asked when construction will begin. Craig replied, hopefully be in by Thanksgiving weekend. This will be up to the 15-year TIF. Kevin Wingard explained how TIF works. Dworak went over the plats briefly and also discussed 2.02.170 Food Sales from the city book. With no further comments or questions Wingard closed the hearing at 7:12 pm.

NEW BUSINESS:

Consider recommendation to the City Council on the proposed Amendment to the General Redevelopment Plan related to the "Main Street Market" redevelopment project and to determine that said Amendment is consistent with and conforms to the general development plan of the City of Milford, Nebraska.

A motion was made by Erb and seconded by Troyer to recommend to the City Council on the proposed Amendment to the General Redevelopment Plan related to the “Main Street Market” redevelopment project and to determine that said Amendment is consistent with and conforms to the general development plan of the City of Milford, Nebraska.
Roll call vote: Erb yes, Troyer yes, Burgess yes, Kinnett yes, Wingard yes. Motion carried.

RESOLUTION NO. 2024-03 - A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MILFORD, NEBRASKA, MAKING ITS RECOMMENDATION WITH RESPECT TO AN AMENDMENT TO THE REDEVELOPMENT PLAN IN AN AREA IN THE CITY DECLARED AS BLIGHTED AND SUBSTANDARD PURSUANT TO THE NEBRASKA COMMUNITY DEVELOPMENT LAW, RELATED TO A REDEVELOPMENT PROJECT INVOLVING THE CONSTRUCTION OF A GROCERY STORE TO BE KNOWN AS THE “MAIN STREET MARKET” AND ASSOCIATED IMPROVEMENTS ON VACANT LOTS GENERALLY LOCATED AT 115 SOUTH HIGHWAY 6, MILFORD, NEBRASKA.

A motion was made by Erb and seconded by Kinnett to approve Resolution No. 2024-03 as presented. Roll call vote: Erb yes, Kinnett yes, Burgess yes, Troyer yes, Wingard yes. Motion carried. Resolution in its entirety attached to these minutes.

ADJOURNMENT: Meeting adjourned at 7:16 pm.