

**CITY OF YORK PLANNING COMMISSION**

April 11, 2023  
5:15 O'CLOCK P.M.

PRESENT Northrop, McDougall, Nickel, Heskett, Runge and Ronne

ABSENT Stephens, Hitz and Riley

OTHERS Amanda Ring, Dan Aude, Sue Crawford, Lisa Riley, Terry Wilhelms

Vice-Chairperson Heskett presided and advised that the Open Meetings Act is on the east wall of the Council Chambers.

**MINUTES**

Runge moved and McDougall seconded that the Minutes of the March 7, 2023 meeting be approved.

Roll Call Vote: Ayes: Northrop, McDougall, Nickel, Heskett, Runge and Ronne. Absent and not voting: Stephens, Hitz and Riley. Motion Carried.

**PRELIM/FINAL REPLAT SPRUCE CREEK SUBDIVISION**

A public hearing was held for the preliminary and final plat for Spruce Creek Subdivision, a replat of Lots 15 and 16, Liedtke Subdivision, City of York, York County, Nebraska. Dan Aude spoke regarding the plat.

Following discussion Ronne moved and McDougall seconded to recommend approval of Spruce Creek Subdivision to the City Council.

Roll Call Vote: Ayes: Northrop, McDougall, Nickel, Runge and Ronne. Absent and not voting: Stephens, Hitz and Riley. Abstained: Heskett. Motion Carried.

**SPECIAL USE PERMITS – WERNER CONSTRUCTION**

A public hearing was held for the three special use permits for mobile asphalt plants filed by Werner Construction. Terry Wilhelms, with Werner Construction, shared the sites anticipated for the mobile asphalt plant are centrally located for several jobs over the summer. The mobile asphalt plants will be there for five to six months.

McDougall moved and Ronne seconded to recommend approval of all three Special Use Permits filed by Werner Construction to the City Council.

Roll Call Vote: Ayes: Northrop, McDougall, Nickel, Heskett, Runge and Ronne. Absent and not voting: Stephens, Hitz and Riley. Motion Carried.

**ZONING UPDATE FOR C-2 AND C-3**

A public hearing was held for the zoning change that would amend C-2 and C-3 Section

Three to include multiple-family dwellings, including apartment house, apartment hotels, condominiums and town houses. Lisa Hurley, with York County Development Corporation, spoke in favor of these changes noting we need housing for our workforce. Sue Crawford, City Administrator, also spoke in favor of the zoning changes.

McDougall moved and Heskett seconded to recommend approval of Ordinance No. 2349 and Ordinance No. 2350 to update zoning regulations for C-2 and C-3 to the City Council.

Roll Call Vote: Ayes: Northrop, McDougall, Heskett, Runge and Ronne. Absent and not voting: Stephens, Hitz and Riley. Abstained: Nickel. Motion Carried.

#### ADJOURNMENT

There being no further business to come before the Planning Commission, Vice-Chairperson Heskett adjourned the meeting, the time being 5:29 o'clock p.m.

  
Amanda Ring, City Clerk

AGENDA  
PLANNING COMMISSION, YORK, NEBRASKA  
Tuesday, April 11, 2023  
5:15 PM

THE OPEN MEETINGS ACT IS POSTED ON THE EAST WALL OF THE COUNCIL  
CHAMBERS

1. The Open Meetings Act is posted on the East Wall of the Council Chambers
2. Notice of this meeting was published in the York News Times on April 7, 2023
3. Roll Call
4. Minutes of the March 7, 2023 meeting
5. Public hearing on preliminary and final plat; discuss and make recommendations to City Council:
  - 5.1. Spruce Creek Subdivision, a replat of Lots 15 and 16, Liedtke Subdivision, City of York, York County, Nebraska
6. Public hearing on special use permits; discuss and make recommendations to City Council:
  - 6.1. Application for special use permit filed by Werner Construction Inc. to operate a mobile asphalt and/or concrete plant for area road construction projects located in Parcel 930062604 in the Northeast Quarter (NE 1/4) of Section 25, Township 11 North, Range 3 West of the 6th PM, York County, Nebraska.
  - 6.2. Application for special use permit filed by Werner Construction Inc. to operate a mobile asphalt and/or concrete plant for area road construction projects located in Parcel 930062515 in the Northeast Quarter (NE 1/4) of Section 25, Township 11 North, Range 3 West of the 6th PM, York County, Nebraska.
  - 6.3. Application for special use permit filed by Werner Construction Inc. to operate a mobile asphalt and/or concrete plant for area road construction projects located in Parcel 930063058 in the Southeast Quarter (SE 1/4) of Section 24, Township 11 North, Range 3 West of the 6th PM, York County, Nebraska.
7. Public hearing on ordinance for zoning change to district C-2 and C-3; discuss and make recommendations to City Council:
  - 7.1. Ordinance No. 2349 - Consider a change to C-2 zoning that would amend Section 3 use regulations to delete (1) apartments and add (26) multiple-family dwellings
  - 7.2. Ordinance No. 2350 - Consider a change to C-3 zoning that would amend Section 3 use regulations to delete (11) apartments and add (17) multiple-family dwellings
8. Adjournment