

CITY OF YORK PLANNING COMMISSION

September 1, 2020

5:15 O'CLOCK P.M.

PRESENT Nickel, Heskett, Runge, Riley, Ronne, Northrop, Hitz and McDougall.

ABSENT Stephens

Others: Thiele and Frei

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

MINUTES

Hitz moved and Nickel seconded that the Minutes of August 11, 2020 meeting be approved.

Roll Call Vote: Ayes: Nickel, Heskett, Runge, Riley, Ronne, Northrop, Hitz and McDougall. Nays: None. Absent & Not Voting: Stephens. Motion Carried.

APPROVE PLAT

Kelly Bukaske advised that he wishes to have two lots platted into three lots in order to build a house on each of them and presented a Preliminary and Final Plat of Lots 2 and 3, Rodewald Acres Subdivision. The City Administrator reported that the plat meets the land subdivision regulations.

Ronne moved and McDougall seconded that the plat be approved.

Roll Call Vote: Ayes: Nickel, Heskett, Runge, Riley, Ronne, Northrop, Hitz and McDougall. Nays: None. Absent & Not Voting: Stephens. Motion Carried.

RECOMMEND APPROVAL OF ORDINANCE NO. 2268 WITH AMENDMENTS

Lisa Hurley addressed the Commission in support of McLean's application. Max McLean addressed the Commission regarding the wording of "slaughter" – that it is old fashioned and not friendly and suggested the language be changed to "harvest". The City Attorney advised that if the term "harvest" is used, a definition will need to be added. Jeanette McLean advised that to her "harvest" means from beginning to end. Discussion was held regarding the slaughter of "100 animals per week". Max McLean advised that they are set up to handle 40 head per week. Roger Morris addressed the Council stating that in the 1990's the term "harvest" began to be used in place of slaughter. The City Administrator stated that this use is compatible with the comprehensive plan and due to the fact that this is on the 81 corridor that there needs to be adequate screening. Max McLean advised that all unloading will be inside a wing on the west side of the building and there will be trees along the south side to the end of the building and some trees on the north side

also.

Ronne moved and McDougall seconded to recommend the ordinance for passage to the City council with a change in the terminology from slaughter to “harvest” with a definition of the same and change the number of animals from 100 to 75 per week.

HEARING ON SPECIAL USE PERMITS

McLean Beef:

The Vice Chairperson stated that this is the time and place set for a hearing on an application filed by McLean Beef for a special use permit to have a meat market and “harvest” beef and hogs in the C-3 zone. Lisa Hurley thanked the Commission for their efforts and advised this will be a “first class facility”. Max McLean advised that all rendering removed from the premises will be covered. Sheila Hubbard advised she has talked to several people and they are interested in this project.

The public hearing was closed.

Hitz moved and Riley seconded to recommend approval of the permit to the Council with a caveat that trees and screening be addressed.

Roll Call Vote: Ayes: Nickel, Heskett, Runge, Riley, Ronne, Northrop, Hitz and McDougall. Nays: None. Absent & Not Voting: Stephens. Motion Carried.

NEW LIFE PLACE, LLC:

The Vice Chairman stated that this is the time and place set for a public hearing on an application for a special use permit filed by New Life Place LLC to operate a group home/group care facility as defined in Ordinance No. 2247. Alison Janecek, Attorney with Cline Williams and representing the applicant addressed the Commission. She advised that this is a Nebraska Probation – Transitional Living Initiative adopted in 2015 by Legislative Bill 605 which identified a lack of housing/sober living. She advised the program places probationers, post-release and problem-solving court individual in a supportive environment, enabling them to concentrate on treatment and/or employment, reintegrating into the community and ultimately becoming self sufficient. She addressed transitional living services and how it works- pay is commensurate with level of service. She advised that New Life Place is an approved service provider and addressed service, programming, rules and licensing. She advised that this site is zoned “R-3” Multiple family dwelling district and the house has 6 bedrooms and 3 bathrooms with a certified occupancy of 10. With 4 off street parking spaces. She advised they are requesting an occupancy of 10 and that the parking is adequate according to requirements of the zoning area. Questions were asked regarding a curfew – the curfew will be at 10:00 on week nights and 12:00 on weekends. . It was felt that supervision will not be necessary during the day time because the occupants will be at work or school. There will be security cameras installed and there is 24-7 on call. Dameon advised that there will be a local person checking and if necessary the police can be called. If there are violations, they will be reported to the probation officers and/or the police. The City Attorney

advised that the Planning Commission is dealing with land use issues only. Vicki Northrop advised that she is uncomfortable that there will not be 24-7 supervision. Alex Wesley advised that she is in the house – that York has been very good to her – that she must check in with her probation officer every day. Jared Sorgenfrei addressed the Commission stating that they have an on-line petition with over 150 signatures – that if this is allowed, it will set a precedent – that the Commission need to weigh the risks to the public – he cited the existing language in Article XXIX of the York City Code regarding special use permits – he is concerned with the number of possible vehicles and night supervision. He advised that the people close by have to deal with any issues. A supervisor invited the Commission to come up anytime and take a look at the property. John Ratliff, Nancy Davidson, Doreen Luethje and Michell Paris voiced their concern – all stating it is location.

The public hearing was closed and the Commission discussed their issues with parking, occupancy, 24 hour supervision and signage. Dameon advised he would remove the existing sign that is there.

Following discussion, Ronne moved and Northrop seconded to recommend denial of the application to the City Council.

Roll Call Vote: Ayes: Heskett, Runge, Riley, Ronne, and Northrop. Nays: Nickel, Hitz and McDougall. Absent & Not Voting: Stephens. Motion Carried.

ADJOURNMENT

There being no further business to come before the Planning Commission the Vice Chairman adjourned the meeting, the time being 7:47 o'clock p.m.

C. Jean Thiele, City Clerk