

CITY OF YORK PLANNING COMMISSION
FEBRUARY 6, 2018
5:00 O’CLOCK P.M.

PRESENT Stephens, Oberle, Heskett, Skaden, DeBuhr and Northrop.

ABSENT Sehi, Nickel and Riley

Others: Thiele, Frei and Mayor Stahr

Chairman Stephens presided and advised that the Open Meetings Act is on the east wall of the Council Chambers.

MINUTES

DeBuhr moved and Oberle seconded that the Minutes of January 9, 2018 meeting be approved.

Roll Call Vote: Ayes: Stephens, Oberle, Heskett, DeBuhr and Northrop. Nays: None. Absent & Not Voting: Skaden, Sehi, Nickel and Riley. Motion Carried.

APPROVE PLAT
COMMERCE THIRD SUBDIVISION

The Chairman announced that this was the time and place set for a public hearing on a preliminary and final plat of Commerce Third Subdivision and the City Clerk presented the legal notice regarding said matter. Chris Heater addressed the Planning Commission stating that he is keeping seven acres and will be offering Lots 2-6 for sale for other businesses. His business, Code 504 LLC, manufactures hot rod parts and will have four employees at the present time, but would like to have ten employees in the next three years. The Mayor pointed out the utility and trail easements on the plat and that other easements will be coming before the plat goes to the Council.

Skaden now takes her place at the table.

Following discussion, Heskett moved and DeBuhr seconded to recommend approval of said plat to the City Council.

Roll Call Vote: Ayes: Stephens, Oberle, Heskett, Skaden, DeBuhr and Northrop. Nays: None. Absent & Not Voting: Sehi, Nickel and Riley. Motion Carried

APPROVE BLIGHT AND SUBSTANDARD AREAS

The Mayor advised that this is a declaration of blight and substandard areas consistent with the current Comprehensive Plan – that no more than 35% of the city can be blighted – all eight of the proposed blighted areas comprise 29.7%. He advised that TIF projects must pass the “but for” test. He advised that a housing developer would like to develop “work force” housing in York

using 518 and NIFA Funds but will also need to use TIF. Ann Charlton asked what “work force” housing would be. She advised that she has seen values on neighboring houses drop because of “work force” housing. Ron Mogul advised that he has used TIF on one of his buildings – that TIF is not a “band aid” for all projects and that most project should stand on their own. He is concerned about Area # 8. He said he thought TIF should be used in areas that aren’t very attractive in order for businesses to get interested in lots in that area for redevelopment. He does not believe that TIF should be used in Area # 8. Dennis Kornelson voiced concern regarding how the blight designation would effect his trailer court. Jerry Olson advised that not everyone want to tear down houses. Cindy Brown spoke in support of TIF and related her experiences in Seward using TIF.

Following considerable discussion, the following Resolution was introduced:

PLANNING COMMISSION RESOLUTION NO. 2018-01

WHEREAS, PURSUANT TO A Notice of public hearing published on January 26, 2018 in the York News Times and Notice of the hearing that has been given to all persons and entities by first-class United States Mail, postage prepaid, as required by Neb. Rev. Stat. 18-2115 (Reissue 2012) the City of York Planning Commission has held a public hearing on February 6, 2018 at 5:00 p.m. to consider whether areas described below should be declared to be blighted and substandard. The legal description of the areas considered by the Planning Commission for determination as blighted and substandard areas are as follows:

PLANNING COMMISSION RESOLUTION NO. 2018-01

WHEREAS, pursuant to a Notice of public hearing published on January 26, 2018 in the York News-Times, and Notice of the hearing that has been given to all persons and entities by first-class United States Mail, postage prepaid, as required by Neb. Rev. Stat. §18-2115, (Reissue 2012), the City of York Planning Commission has held a public hearing on February 6, 2018 at 5:00 p.m. to consider whether areas described below should be declared below to be blighted and substandard. The legal description of the areas considered by the Planning Commission for determination as blighted and substandard areas are as follows:

Area 1:

Beginning at the point of intersection of the west right-of-way line of the northern terminus of North Division Avenue, York, Nebraska and the south right-of-way line of U. S. Highway 34, thence eastward along the south right-of-way line of U.S. Highway 34 to the beginning point of the west right-of-way of the southbound ramp of said Highway 34, thence southeastward along the west right-of-way of said southbound ramp to the point of intersection with the west right-of-way of U. S. Highway 81, the eastward to the east right-of-way line of U. S. Highway 81, the northeastward along the east right-of-way of the eastbound ramp of U.S. Highway 81 to the point of intersection with the northeast corner of Irregular Tract 23, Section 30

T-11-N, R-2-W, City of York, thence southward along the east line of said Irregular Tract 23 and the east line of Irregular Tract 21, T-11-N, R-2-W, City of York to the north line the York Industrial Park, City of York, thence eastward along the north line of the York Industrial Park to the northeast corner of said York Industrial Park, thence southward along the east line of said York Industrial Park to the south right-of-way line of East 25th Street, thence westward along the south right-of-way line of east 25th Street and west 25th Street to the east right-of-way line of Division Avenue, thence northward along the west right-of-way line of Division Avenue to the north right-of-way line of west 25th Street, thence westward along the north right-of-way line of west 25th Street to the east right-of-way line of the Burlington Northern Railroad spur line, thence northwestward along the east right-of-way line of said spur rail line to the northwest corner of Lot 1, Block 1, Alcan Sub. Replat, City of York, thence eastward along the north line of said Lot 1, Block 1 to the west right-of-way line of North Division Avenue thence northward along the west right-of-way line of North Division Avenue to the south right-of-way line of U. S. Highway 34, which is the point of beginning.

Area 2 :

Beginning at the point of intersection of the north right-of-way line of West 11th Street and the east right-of-way line of North Division Avenue, thence eastward along the north right-of-way line of West 11th Street and East 11th Street to the west right-of-way line of North Nebraska Avenue, thence southward along the west right-of-way line of North Nebraska Avenue and a southward extension of said west right-of-way line of North Nebraska Avenue to the north line of Part of Irregular Tract 57, Section 6, T-10-N, R-2-W, City of York, thence eastward along said north line to the east line of said Part of Irregular Tract 57, Section 6, T-10-N, R-2-W, City of York, thence southward along the east line of said Part of Irregular Tract 57, Section 6, T-10-N, R-2-W, City of York to the south line of said Part of Irregular Tract 57, Section 6, T-10-N, R-2-W, City of York, thence westward along the south line of said Part of Irregular Tract 57, Section 6, T-10 -N, R-2-W, City of York and the south line of Irregular Tract 58 and the west 175.5 feet of Irregular Tract 57 and except for Irregular Tracts 115 and 116, Section 6, T-10-N, R-2-W, City of York to the west line of Irregular Tract 58 and the west 175.5 feet of Irregular Tract 57 and except for Irregular Tracts 115 and 116, Section 6, T-10-N, R-2-W, City of York, thence northward along the west line of Irregular Tract 58 and the west 175.5 feet of Irregular Tract 57 and except for Irregular Tracts 115 and 116, Section 6, T-10-N, R-2-W, City of York to the north line of Irregular Tract 58 and the west 175.S feet of Irregular Tract 57 and except for Irregular Tracts 115 and 116, Section 6, T-10-N, R-2- W, City of York, thence eastward along the north line of said Irregular Tract 58 and the west 175.S feet of Irregular Tract 57 and except for Irregular Tracts 115 and 116, Section 6, T-10-N, R-2-W, City of York to west right-of-way line of South Grant Avenue, thence northward along the west right-of-way line of South Grant

Avenue to the southeast corner of Lot 2, Metz Sub., City of York, thence westward along the south line of said Lot 2 to the west line of said Lot 2, thence northward along the west line of said Lot 2 to the north right-of-way line of East 1st Street, thence westward along the north right-of-way line of East and West 1st Street to the east right-of-way line of North Platte Avenue, thence northward along the east right-of-way line of North Platte Avenue to the north right-of-way line of West 4th Street, thence westward along the north right-of-way line of West 4th Street to the east right-of-way line of North Division Avenue, thence northward along the east right-of-way line of North Division Avenue to the north right-of-way line of West 11th Street, which is the point of beginning.

Area 3:

Beginning at the north right-of-way line of West 25th Street and a northward extension of the west right-of-way line of North Division Avenue, thence southward along the west right-of-way line of North Division Avenue to the northeast corner of the North 300 feet of Irregular Tract 5, Section 36, T-11-N, R-3-W, City of York, thence westward along the north line of said North 300 feet of Irregular Tract 5, Section 36, T-11-N, R-3-W, City of York to the east right-of-way line of the Burlington Northern Spur Railroad tracks, thence northwestward along the east right-of-way line of said railroad spur tracks to the south right-of-way line of West 25th Street, thence westward along the south right-of-way line of West 25th Street to the east right-of-way line of U. S. Highway 81, thence northeastward along the east right-of-way line of U. S. Highway 81 to the east right-of-way line of the Burlington Northern Spur Railroad tracks, thence southeastward along the east right-of-way line of said railroad spur tracks to the north right-of-way line of West 25th Street, thence eastward along the north right-of-way line of West 25th Street to a point of intersection of a northward extension of the west right-of-way line of North Division Avenue, which is the point of beginning.

Area 4

Beginning at the point of intersection of the west right-of-way line of North East Avenue and a westward extension of the north line of the north 135 feet of the west 200 feet, Irregular Tract 44, Section 31, T-11-N, R-2-W, City of York, thence eastward along said extension and the north line of the north 135 feet of the west 200 feet, Irregular Tract 44, Section 31, T-11-N, R-2-W, City of York and the north line of the North 246.34 feet, Lot 3, Potters Sub., City of York to the northeast corner of said North 246.34 feet, Lot 3, Potters Sub., City of York, thence southward along the east line of said North 246.34 feet, Lot 3, Potters Sub., City of York and a southward extension of said east line to the south right-of-way line of the Burlington Northern Railroad, thence southwestward along the south right-of-way of said Burlington Northern Railroad to the southwest corner of Lot 5 and the west 10 feet of Lot 4, Blue Ridge Addition, City of York, thence southward along the west line of said Blue Ridge Addition and Arbor Court Addition, City of York to the south right-of-

way line of East 14th Street, thence westward along the south line of East 14th Street to the northeast corner of Irregular Tract 140, Section 31, T-11-N, R-2-W, City of York, thence southward along the east line of said Irregular Tract 140, Section 31, T-11-N, R-2-W, City of York to the south line of said Tract 140, Section 31, T-11-N, R-2-W, City of York, thence westward along the south line of said Irregular Tract 140, Section 31, T-11-N, R-2-W, City of York and a westward extension of said south line to the west right-of-way line of North East Avenue, thence southward along the west right-of-way line of North East Avenue to the north right-of-way line of 11th Street, thence westward along the north right-of-way line of 11th Street to the east right-of-way line of North York Avenue, thence northward along the east right-of-way line of North York Avenue to the south right-of-way line of Commerce Street, thence northeastward and eastward along the south right -of-way line of Commerce Street to the east right-of-way line of North Lincoln Avenue, thence northward along the east right-of-way line of North Lincoln Avenue to the south right-of-way line of East 17th Street, thence eastward along the south right-of-way line of East 17th Street to the east right-of-way line of North Nebraska Avenue, thence northward along the east right-of-way line of North Nebraska Avenue to the north right-of-way line of East 19th Street, thence eastward along the north right-of-way line of East 19th Street to the west right-of-way line of North East Avenue, thence northward along the west right -of-way line of North East Avenue to the point of intersection of the west right-of-way line of North East Avenue and a westward extension of the north line of the north 135 feet of the west 200 feet, Irregular Tract 44, Section 31, T-11-N, R-2-W, City of York, which is the point of beginning.

Area 5:

Beginning at the point of intersection of the east right-of-way line of North Division Avenue and the north right-of-way line of West 12th Street, thence southward along the east right -of-way line of North Division Avenue to the north right-of-way line of West 4th Street, thence westward along the north right-of-way line of West 4th Street to the southwest corner of Irregular Tract 79, Section 1, T-10-N, R-3-W, City of York, thence northward along the west line of said Irregular Tract 79, Section 1, T-10-N, R-3-W, City of York and the west line of Lot 8, Greenwood Forest 2nd Addition, City of York, to the north right-of-way line of West 9th Street, thence eastward along the north right-of-way line of West 9th Street to the west right-of-way line of North Alice Avenue, thence northward along the west right-of-way line of North Alice Avenue to the north right-of-way line of West 12th Street, thence eastward along the north right-of-way line of West 12th Street to the east right-of-way line of North Division Avenue, which is the point of beginning.

Area 6:

Beginning at the southwest corner of Lot 2, Gateway Sub., City of York thence northwestward along the west line of said Lot 2, Gateway Sub., City of York and the west line of Lot 1, Gateway Sub., City of York, to the northwest corner of said Lot 1,

Gateway Sub., City of York, thence westward along the south line of the former railroad right-of-way to the southwest corner of said former railroad right-of-way, thence northwestward along the west right-of-way of the former railroad right-of-way to the south right-of-way line of West Nobes Road, thence northward to the southwest boundary of the trail property owned by the City of York, thence northward along the west line of said walking trail property owned by the City of York to the north right-of-way line of West Walnut Street, thence eastward along the north right-of-way line of West Walnut Street to the southeast corner of the Lineal Park, City of York, thence northward along the east line of said Lineal Park and a northward extension of said east line to the northwest corner of Irregular Tract 82, Section 6, T-10-N, R-2-W, City of York which is the south right-of-way line of West 3rd Street, thence eastward along the south right-of-way line of West 3rd Street to the east right-of-way line of North Platte Avenue, thence southward along the east right-of-way line of North Platte Avenue to the south right-of-way line of West Elm Street, thence westward along the south right-of-way line of West Elm Street to a point on a line which is a northward extension of the east line of Irregular Tract 83, Section 6, T-10-N, R-2-W, City of York and the east line of Irregular Tract 24, Section 6, T-10-N, R-2-W, City of York to the south line of said Irregular Tract 24, Section 6, T-10-N, R-2-W, City of York, thence east along the south line of said Irregular Tract 24, Section 6, T-10-N, R-2-W, City of York to the west right-of-way line of South Lincoln Avenue, thence southward along the west right-of-way line of South Lincoln Avenue to the south right-of-way line of West Nobes Road, thence westward along the south right-of-way line of West Nobes Road to the northeast corner of Irregular Tract 57, Section 7, T-10-N, R-2-W, City of York, thence southward along the east line of said Irregular Tract 57, Section 7, T-10-N, R-2-W, City of York to the north line of Irregular Tract 41, Section 7, T-10-N, R-2-W, City of York, thence westward along the north line of said Irregular Tract 41, Section 7, T-10-N, R-2-W, City of York to the west line of said Irregular Tract 41, Section 7, T-10-N, R-2-W, City of York, thence southward along the west line of said Irregular Tract 41, Section 7, T-10-N, R-2-W, City of York to the south line of said Irregular Tract 41, Section 7, T-10-N, R-2-W, City of York, thence eastward along the south line of said Irregular Tract 41, Section 7, T-10-N, R-2-W, City of York to the west right-of-way line of South Lincoln Avenue, thence southwestward along the west right-of-way line of South Lincoln Avenue to the southeast corner of Lot 2, Gateway Sub., City of York, thence westward along the south line of said Lot 2, Gateway Sub., City of York to the southwest corner of said Lot 2, Gateway Sub., City of York, which is the point of beginning.

Area 7:

Beginning at the intersection of the east right-of-way line of South Burlington Avenue and the south right-of-way line of East 1st Street, thence eastward along the south right-of-way line of East 1st Street to the east right-of-way line of North East Avenue, thence northward along the east right-of-way line of North East Avenue to the south right-of-way line of East 2nd Street, thence eastward along the south right-

of-way line of East 2nd Street to the northwest corner of Irregular Tract 73 and part of Irregular Tract 55, Section 6, T-10-N, R-2-W, City of York, thence southward along the west line of said Irregular Tract 73 and part of Irregular Tract 55, Section 6, T-10-N, R-2-W, City of York to the south line of said Irregular Tract 73 and part of Irregular Tract 55, Section 6, T-10-N, R-2-W, City of York, thence eastward along an eastward extension of the south line of said Irregular Tract 73 and part of Irregular Tract 55, Section 6, T-10-N, R-2-W, City of York to the northwest corner of Lot 4, Charleton Sub., City of York, thence eastward along the north line of said Lot 4 to the northeast corner of said Lot 4, thence southward, northeastward and southward along the east line of said Lot 4 to the southeast corner of said Lot 4, thence southward along the east line of Irregular Tracts 117 and 118, Section 6, T-10-N, R-2-W, City of York, thence eastward along the south line of Irregular Tract 118, Section 6, T-10-N, R-2-W, City of York to the west right-of-way line of South Blackburn Avenue, thence southward along the west right-of-way line of South Blackburn Avenue to the north right-of-way line of East Nobes Road, thence westward along the north right-of-way line of East Nobes Road to the west right-of-way line of South Iowa Avenue, thence northwestward along the west right-of-way line of South Iowa Avenue to the southeast corner of Lots 2-5 and part of Lot 9, Block 5, Meads Addition, City of York, thence southwestward along the southeast line of said Lots 2-5 and part of Lot 9, Block 5, Meads Addition, City of York to the southeast corner of said Lots 2-5 and part of Lot 9, Block 5, Meads Addition, City of York, thence northwestward along the southwest line of said Lots 2-5 and part of Lot 9, Block 5, Meads Addition, City of York to the northwest corner of said Lots 2-5 and part of Lot 9, Block 5, Meads Addition, City of York which is on the platted east right-of-way line of South Burlington Avenue, thence northward along the east platted right-of-way line of South Burlington Avenue to the south right-of-way line of East 1st Street, which is the point of beginning.

Area 8:

Beginning at the northeast corner of Irregular Tract 12, Section 13, T-10-N, R-3-W, City of York, Nebraska, thence eastward to the northwest corner of Pt . NW¹/₄, NW¹/₄, Section 18, T-10-N, R-2-W, City of York, Nebraska, thence eastward along the north line of said Pt . NW¹/₄, NW¹/₄, Section 18, T-10-N, R-2-W, City of York, Nebraska, to the northeast corner of said Pt . NW¹/₄, NW¹/₄, Section 18, T-10-N, R-2-W, City of York, Nebraska, thence southeastward along the east line of said Pt . NW¹/₄, NW¹/₄, Section 18, T-10-N, R-2-W, City of York, Nebraska to the southeast corner of said Pt . NW¹/₄, NW¹/₄, Section 18, T-10-N, R-2-W, City of York, Nebraska, thence eastward along the north line of Lot 1, Commerce Addition, Second Sub., City of York, to the northeast corner of said Lot 1, Commerce Addition, Second Sub., City of York, thence southeastward along the east line of said Lot 1, Commerce Addition, Second Sub., City of York to the southeast corner of said Lot 1, Commerce Addition, Second Sub., City of York, thence westward along the south line of said Lot 1, Commerce Addition, Second Sub., City of York to the southwest corner of said Lot 1, Commerce Addition, Second Sub., City of York,

thence northward along the west line of said Lot 1, Commerce Addition, Second Sub., City of York to the north right-of-way line of Market, thence westward along the north right-of-way line of Market Street to the west line of said Lot 1, Commerce Addition, Second Sub., City of York, thence northward along the west line of said Lot 1, Commerce Addition, Second Sub., City of York to the south line of said Pt . NW¹/₄, NW¹/₄, Section 18, T-10-N, R-2-W, City of York, Nebraska, thence westward along the south line of said Pt . NW¹/₄, NW¹/₄, Section 18, T-10-N, R- 2-W, City of York, Nebraska and a westward extension of said south line to the east line of Lot 2, Bonanza Addition, City of York, Nebraska, thence southward along the east line of said Lot 2, to the southeast corner of said Lot 2, thence westward along the south line of said Lot 2 to the southwest corner of said Lot 2 thence northward along the west line of said Lot 2 and a northward extension of said west line of said Lot 2 to the south line of Irregular Tract 12, Section 13, T-10-N, R-3-W, City of York, Nebraska, thence eastward along the south line of said Irregular Tract 12, Section 13, T-10- N, R-3-W, City of York, Nebraska to the southeast corner of said Irregular Tract 12, Section 13, T-10-N, R-3-W, City of York, Nebraska, thence northward along the east line of said Irregular Tract 12, Section 13, T-10-N, R- 3-W, City of York, Nebraska to the northeast corner of said Irregular Tract 12, Section 13, T-10-N, R-3-W, City of York, Nebraska, which is the point of beginning.

AND, WHEREAS, the Planning Commission has considered the following factors to determine whether to recommend to the York City Council that the above-described areas be determined to be blighted and substandard as defined in Neb. Rev. Stat. §58-503(6)(Reissue 2010), which definition provides that:

Blighted and substandard area means an area either within a city or cities or up to ten miles outside of the area of operation of a city or cities of the metropolitan or primary class, up to six miles outside of the area of operation of a city or cities of the first class, and up to three miles outside of the area of operation of a city or cities of the second class or village or villages, or any combination thereof, in which by reason of (a) the existence of significant areas of unimproved or insufficiently developed land, (b) the lack of a significant number of new and growing business enterprises, (c) the lack of sufficient economic growth, (d) the dilapidation, deterioration, age, or obsolescence of buildings and improvements, (e) the lack of a state, regional, or local redevelopment plan or program, (f) the existence of significant conditions which prevent or do not promote economic growth within such area, (g) the lack of medical and health care facilities, (h) the lack of utilities and other government services infrastructure, or (i) any combination of such factors, there exists (i) insufficient safe, sanitary, and available housing for low-income and moderate-income families and persons, including, but not limited to, persons displaced by clearing of slums or blighted areas or by other public programs, (ii) job growth at less than the United States or midwest average job growth rates, (iii) average wages at less than the United States or midwest average wage levels, (iv) a net emigration of population, (v) population growth that is less than that of the United States or the midwest, (vi) the failure to utilize substantial land areas at their

highest and best uses in comparison to other areas within such city or cities, (vii) an abundance of property that is not on the tax rolls at levels at least equal to industrial and residential valuation levels, or (viii) any combination of such results.

AND, WHEREAS, the Planning Commission has considered whether the declaration of the above-described areas as blighted and substandard areas is in conformance with the City's existing comprehensive plan.

NOW, THEREFORE, BE IT HEREBY RESOLVED that the Planning Commission recommends that the following areas should be declared to be blighted and substandard areas:

Area 1:

DeBuhr moved and Heskett seconded to declare said area to be blighted and substandard consistent with the Comprehensive Plan.

Roll Call Vote: Ayes: Stephens, Oberle, Heskett, Skaden, DeBuhr and Northrop. Nays: None. Absent & Not Voting: Sehi, Nickel and Riley. Motion Carried.

Area 2:

Skaden moved and DeBuhr seconded to declare said area to be blighted and substandard consistent with the Comprehensive Plan.

Roll Call Vote: Ayes: Stephens, Oberle, Heskett, Skaden, DeBuhr and Northrop. Nays: None. Absent & Not Voting: Sehi, Nickel and Riley. Motion Carried.

Area 3:

Heskett moved and Skaden seconded to declare said area to be blighted and substandard consistent with the Comprehensive Plan.

Roll Call Vote: Ayes: Stephens, Oberle, Heskett, Skaden, DeBuhr and Northrop. Nays: None. Absent & Not Voting: Sehi, Nickel and Riley. Motion Carried.

Area 4:

DeBuhr moved and Skaden seconded to declare said area to be blighted and substandard consistent with the Comprehensive Plan.

Roll Call Vote: Ayes: Stephens, Oberle, Heskett, Skaden, DeBuhr and Northrop. Nays: None. Absent & Not Voting: Sehi, Nickel and Riley. Motion Carried.

Area 5:

Skaden moved and Oberle seconded to declare said area to be blighted and substandard consistent with the Comprehensive Plan.

Roll Call Vote: Ayes: Stephens, Oberle, Heskett, Skaden, DeBuhr and Northrop. Nays: None. Absent & Not Voting: Sehi, Nickel and Riley. Motion Carried.

Area 6:

Heskett moved and Northrop seconded to declare said area to be blighted and substandard consistent with the Comprehensive Plan.

Roll Call Vote: Ayes: Stephens, Oberle, Heskett, Skaden, DeBuhr and Northrop. Nays: None. Absent & Not Voting: Sehi, Nickel and Riley. Motion Carried.

Area 7:

Skaden moved and DeBuhr seconded to declare said area to be blighted and substandard consistent with the Comprehensive Plan.

Roll Call Vote: Ayes: Stephens, Oberle, Heskett, Skaden, DeBuhr and Northrop. Nays: None. Absent & Not Voting: Sehi, Nickel and Riley. Motion Carried.

Area 8:

DeBuhr moved and Oberle seconded to declare said area to be blighted and substandard consistent with the Comprehensive Plan.

Roll Call Vote: Ayes: Oberle, Heskett, Skaden, DeBuhr and Northrop. Abstain: Stephens. Nays: None. Absent & Not Voting: Sehi, Nickel and Riley. Motion Carried.

Commission Member Skaden moved that Resolution No. 2018-01 be adopted. Seconded by Commission Member DeBuhr.

Roll Call Vote: Ayes: Stephens, Oberle, Heskett, Skaden, DeBuhr and Northrop. Nays: None. Absent & Not Voting: Sehi, Nickel and Riley. Motion Carried

.ADJOURNMENT

There being no further business to come before the Planning Commission Chairman Stephens adjourned the meeting, the time being 6:30 o'clock p.m.

C. Jean Thiele, City Clerk