

REGULAR MEETING
PLANNING COMMISSION – YORK, NEBRASKA
October 11, 2022
5:15 PM o'clock P.M.

Chairperson Stephens presided and announced that the Open Meetings Act was posted on the East Wall of the Council Chambers.

Notice of this meeting was given in advance thereof by publication in the York News Times on October 4, 2022, the City's designated method for giving notice, a copy of the proof of publication being attached to these minutes. Notice of this meeting was given to all members of the York Planning Commission. Availability of the agenda was communicated in advance notice to the York Planning Commission for this meeting. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public.

Members present: Nickel, Heskett, Runge, Northrop, Stephens, McDougall and Hitz.

Members absent: Riley and Ronne.

Others: Sue Crawford, Dan Aude and Amanda Ring

Minutes

Hitz moved and Runge seconded that the minutes of the July 12, 2022 meeting be approved.

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

A public hearing was held for the zoning ordinances regarding 'home-based businesses'. Dr. Sue Crawford and Dan Aude shared that these ordinances were very outdated and needed to be updated to reflect current home-based businesses.

Ordinance No. 2337

Ordinance No. 2337 was presented regarding a zoning change. It would amend article 111, Section 2 definitions, of the zoning ordinance to add a definition for "Home-Based businesses".

Hitz moved and Nickel seconded that Ordinance No. 2337 for zoning change be presented for approval to the City Council.

Roll Call Vote: Ayes: Nickel, Heskett, Runge, Northrop, Stephens, McDougall and Hitz. Nays: none. Absent and not voting: Riley and Ronne. Motion carried.

Ordinance No. 2338

Ordinance No. 2338 was presented regarding a zoning change. It would amend article IX "R-3" multiple-family dwelling district to allow home-based businesses.

Nickel moved and Heskett seconded that Ordinance No. 2338 for zoning change be presented for

approval to the City Council.

Roll Call Vote: Ayes: Nickel, Heskett, Runge, Northrop, Stephens, McDougall and Hitz. Nays: none. Absent and not voting: Riley and Ronne. Motion carried.

Ordinance No. 2339

Ordinance No. 2339 was presented regarding a zoning change. It would amend article VIII "R-2" two-family willing district to allow home-based businesses.

Hitz moved and Runge seconded that Ordinance No. 2339 for zoning change be presented to City Council for approval.

Roll Call Vote: Ayes: Nickel, Heskett, Runge, Northrop, Stephens, McDougall and Hitz. Nays: none. Absent and not voting: Riley and Ronne. Motion carried.

Ordinance No. 2340

Ordinance No. 2340 was presented for zoning change. It would amend article VII "R" single-family dwelling to allow home-based businesses.

Hitz moved and Heskett seconded that Ordinance No. 2340 for zoning change be presented to City Council for approval.

Roll Call Vote: Ayes: Nickel, Heskett, Runge, Northrop, Stephens, McDougall and Hitz. Nays: none. Absent and not voting: Riley and Ronne. Motion carried.

A public hearing was held for the following preliminary and final plat.

Preliminary and Final Plat for Holthus Subdivision 7th Addition; a tract of land comprising a part of Outlot "A", Holthus Subdivision 5th Addition, City of York, York County, Nebraska

Hitz moved and Nickel seconded to recommend approval of Holthus Subdivision, 7th Addition to the City Council.

Roll Call Vote: Ayes: Nickel, Heskett, Runge, Northrop, Stephens and Hitz. Nays: none. Abstained: McDougall. Absent and not voting: Riley and Ronne. Motion carried.

Adjournment

There being no further business to come before the Planning Commission, Chairperson Stephens adjourned the meeting, the time being 5:22 o'clock p.m.


Amanda Ring, City Clerk

AGENDA
PLANNING COMMISSION, YORK, NEBRASKA
Tuesday, October 11, 2022
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 October 4, 2022
3. Roll Call
4. Minutes of previous meeting July 12, 2022
5. Public Hearing on the following zoning ordinances regarding "home based business"; discuss and make recommendations to City Council
 - 5.1. Ordinance No. 2337 - to amend article 111, section 2 definitions, to add a definition for "home based business"
 - 5.2. Ordinance No. 2338 - to amend article IX "R-3" multiple-family dwelling district, to allow home-based businesses
 - 5.3. Ordinance No. 2339 - to amend article VIII "R-2" two-family dwelling district to allow home-based businesses
 - 5.4. Ordinance No. 2340 - to amend article VII "R" single-family dwelling district of the zoning code to allow home-based businesses
6. Public Hearing on the following preliminary and final plats; discuss and make recommendations to City Council
 - 6.1. Preliminary and Final Plat for Holthus Subdivision 7th Addition; a tract of land comprising a part of Outlot "A", Holthus Subdivision 5th Addition, City of York, York County, Nebraska
7. Adjournment