

CITY OF YORK PLANNING COMMISSION

April 8, 2025
5:15 O'CLOCK P.M.

PRESENT RICHARD MCDUGALL, ERIC MONTGOMERY, MICHAEL RUNGE, LISA RILEY, BRE EGR AND BEN NORTHROP

ABSENT KIM STEPHENS, JEFF BEINS, AND CINDI NICKEL

OTHERS Amanda Ring, Dan Aude, Sue Crawford

Vice-Chairperson Riley presided and advised that the Open Meetings Act is on the east wall of the Council Chambers. Notice of this meeting was posted on April 1, 2025.

MINUTES

Runge moved and McDougall seconded that the minutes of the March 11, 2025 meeting be approved.

Roll Call Vote: Ayes: McDougall, Montgomery, Runge, Riley, Egr and Northrop. Nays: none. Absent & Not Voting: Beins, Nickel and Stephens. Motion Carried.

ANNEXATION OF COUNTRYSIDE ESTATES

A public hearing was held for the annexation of Countryside Estates which is a tract of land located in part of the southeast quarter of 32-11-2. Dan Aude, Planning Director, stated the request was submitted and it was for the new housing development to be built there. There was no other public comment.

McDougall moved and Egr seconded that Ordinance No. 2389, to annex a tract of land in part of the southeast quarter of 32-11-2 be presented for approval to the City Council.

Roll Call Vote: Ayes: McDougall, Montgomery, Runge, Riley, Egr and Northrop. Nays: none. Absent & Not Voting: Beins, Nickel and Stephens. Motion Carried.

REAL ESTATE ACQUISITION

A public hearing was held for the acquisition of real estate located at Lot 1, Central Park Subdivision, City of York, York County. Dan shared that this lot at 302 N. Lincoln Ave. would be a donation to the city. There was no other public comment.

Montgomery moved and Northrop seconded that Ordinance No. 2390, to acquiesce real estate by donation from landowner be presented for approval to the City Council.

Roll Call Vote: Ayes: McDougall, Montgomery, Runge, Riley, Egr and Northrop. Nays: none. Absent & Not Voting: Beins, Nickel and Stephens. Motion Carried.

PUBLIC HEARING TO REZONE FROM A-L TO R-2

A public hearing was held to consider the rezoning of property located in part of the southeast quarter of 32-11-2 from “A-l” Agricultural to “R-2” Two-Family dwelling. Dan stated this was to rezone the Countryside Estates ground for development. Shannon Legg, 2414 E. 16th Street, York, stated that infrastructure was being installed on the ground being discussed. He questioned why was there more development happening, when lots were not being sold north of the elementary school in Shadow Brook Addition. There was no other public comment.

McDougall moved and Montgomery seconded that Ordinance No. 23910, to update the zoning from A-L to R-2 for a tract of land in the southeast quarter of 32-11-2 be presented for approval to the City Council.

Roll Call Vote: Ayes: McDougall, Montgomery, Runge, Riley, Egr and Northrop. Nays: none. Absent & Not Voting: Beins, Nickel and Stephens. Motion Carried.

PUBLIC HEARING FOR UPDATING ZONING REQUIREMENTS

A public hearing was held to consider amending the special uses within the C-2 Business District, C-3 Highway District and R-3 Multiple Family Dwelling District. Dan spoke on all three of these ordinances. Apartments would be added as special use for the C-2 and C-3 districts. Campgrounds would be added as a special use for the R-3 district. With updated these, it would still require Planning Commission and Council approval for these special use permits. There was no other public comment regarding these ordinances.

Runge moved and Montgomery seconded to recommend approval of Ordinance No. 2392 to amend the special uses for the C-2 Business District, to the City Council.

Roll Call Vote: Ayes: McDougall, Montgomery, Runge, Riley, Egr and Northrop. Nays: none. Absent & Not Voting: Beins, Nickel and Stephens. Motion Carried.

Egr moved and Northrop seconded to recommend approval of Ordinance No. 2393 to amend the special uses for the C-3 Business District, to the City Council.

Roll Call Vote: Ayes: McDougall, Montgomery, Runge, Riley, Egr and Northrop. Nays: none. Absent & Not Voting: Beins, Nickel and Stephens. Motion Carried.

Montgomery moved and McDougall seconded to recommend approval of Ordinance No. 2394 to amend the special uses for the R-3 Multiple Family Dwelling District, to the City Council.

Roll Call Vote: Ayes: McDougall, Montgomery, Runge, Riley, Egr and Northrop. Nays: none. Absent & Not Voting: Beins, Nickel and Stephens. Motion Carried.

ADJOURNMENT

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

Amanda Ring

Amanda Ring, City Clerk

AGENDA
PLANNING COMMISSION, YORK, NEBRASKA
Tuesday, April 8, 2025
5:15 PM

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

Public participation in City Council meetings follows the rules established in the City of York Ordinances and the state Open Meetings Act. Pursuant to section 2-32(a) of the City Code and the Open Meetings Act, the presiding officer allows public comments during council meetings on matters designated as public hearings and on matters on the agenda that require passage or other action by the Council. Public comment is not allowed after a motion is made by a council member to pass or act on an agenda item. Comments are not allowed on any item that is not on the agenda to ensure full transparency of discussion items to the public before the meeting as required by the Open Meetings Act.

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 1, 2025
3. Roll Call
4. Minutes of the March 11, 2025 meeting
5. Public hearing for the annexation of Countryside Estates:
 - 5.1. Consider recommendation of Ordinance No. 2389 - annexation of a tract of land in part of the southeast quarter of 32-11-2
6. Public hearing for acquisition of real estate:
 - 6.1. Consider recommendation of Ordinance No. 2390 - authorize the acquisition of real estate by the City of York;
7. Public hearing for the rezoning of property located in the southeast quarter of 32-11-2:
 - 7.1. Consider recommendation of Ordinance No. 2391 - to amend the zoning map to rezone a tract of land located in the southeast quarter of 32-11-2 from A-L agricultural to R-2 Two-Family dwelling district
8. Public hearing to amend zoning districts for updated use regulations:
 - 8.1. Consider recommendation of Ordinance No. 2392 - amend the C-2 Business District to allow one or more apartments in a commercial building as a special use
 - 8.2. Consider recommendation of Ordinance No. 2393 - to amend C-3 Highway Commercial District to add apartments as a special use
 - 8.3. Consider recommendation of Ordinance No. 2394 - to amend R-3 Multiple-Family Dwelling District to add camp grounds as a special use
9. Adjournment