

CITY OF YORK PLANNING COMMISSION
APRIL 10, 2018
5:00 O'CLOCK P.M.

PRESENT Sehi, Heskett, Riley, DeBuhr, Northrop and Stephens.

ABSENT Oberle, Nickel and Skaden

Others: Thiele, Frei and Mayor Stahr

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

MINUTES

DeBuhr moved and Heskett seconded that the Minutes of February 6, 2018 meeting be approved.

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

APPROVE PLAT
REETZ 2ND SUBDIVISION

The Chairman announced that this was the time and place set for a public hearing on a preliminary and final plat of Reetz 2nd Subdivision and the City Clerk presented the legal notice regarding said matter. Dave Reetz advised the Commission that he is wanting to sell this property. The Director of Public Works advised that the plat meets the land subdivision regulations.

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

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

APPROVE REDEVELOPMENT PLAN NO. 1

The Mayor advised that the Redevelopment Plans need to be adopted in order to allow TIF projects in the 8 areas.

Following considerable discussion, the following Resolution was introduced:

{Area 1}

RESOLUTION NO. 2018-02

RESOLUTION RECOMMENDING APPROVAL OF A REDEVELOPMENT PLAN OF THE CITY OF YORK, NEBRASKA; AND APPROVAL OF RELATED ACTIONS

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF York, NEBRASKA:

Recitals:

a. Pursuant to and in furtherance of the Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the “**Act**”), a Redevelopment Plan (collectively, the “**Redevelopment Plan**”), has been prepared and submitted to the Planning Commission by the Community Redevelopment Authority (the “**Authority**”) of the City of York, Nebraska, for the purpose of redeveloping the Redevelopment Area legally described in **Exhibit A** and in the form attached hereto as **Exhibit B**; and

b. The City has previously adopted and has in place a Comprehensive Plan, which includes a general plan for development of the City within the meaning of Section 18-2110 of the Act; and

c. This commission has reviewed the Redevelopment Plan as to its conformity with the general plan for the development of the City.

Resolved that:

1. The Commission hereby recommends approval of the Redevelopment Plan with such changes and revisions as are deemed appropriate by the Authority.

2. The Commission hereby recommends approval of the Redevelopment Plan.

3. All prior resolutions of the Commission in conflict with the terms and provisions of this resolution are hereby expressly repealed to the extent of such conflicts.

4. This resolution shall be in full force and effect from and after its passage as provided by law.

Northrop moved and Heskett seconded to adopt said resolution.

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

The following Resolution was introduced:

{ Area 2 }

RESOLUTION NO. 2018-03

**RESOLUTION RECOMMENDING APPROVAL OF A REDEVELOPMENT
PLAN OF THE CITY OF YORK, NEBRASKA; AND APPROVAL OF RELATED
ACTIONS**

**BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF York,
NEBRASKA:**

Recitals:

a. Pursuant to and in furtherance of the Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the “**Act**”), a Redevelopment Plan (collectively, the “**Redevelopment Plan**”), has been prepared and submitted to the Planning Commission by the Community Redevelopment Authority (the “**Authority**”) of the City of **York**, Nebraska, for the purpose of redeveloping the Redevelopment Area legally described in **Exhibit A** and in the form attached hereto as **Exhibit B**; and

b. The City has previously adopted and has in place a Comprehensive Plan, which includes a general plan for development of the City within the meaning of Section 18-2110 of the Act; and

c. This commission has reviewed the Redevelopment Plan as to its conformity with the general plan for the development of the City.

Resolved that:

1. The Commission hereby recommends approval of the Redevelopment Plan with such changes and revisions as are deemed appropriate by the Authority.

2. The Commission hereby recommends approval of the Redevelopment Plan.

3. All prior resolutions of the Commission in conflict with the terms and provisions of this resolution are hereby expressly repealed to the extent of such conflicts.

4. This resolution shall be in full force and effect from and after its passage as provided by law.

DeBuhr moved and Riley seconded to adopt Resolution No. 2018-03.

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

MAYOR'S REPORT

The Mayor reported on the possibility of changing the zoning on the triangle where a billboard for Henderson Hospital and Kohl Auto is located to commercial – otherwise the State will not allow two signs on the one post – also discussed a rezoning issue to come before the Commission on May 8 and advised that the Comp Plan is now in editable form and will be coming forth for adoption in the next few months.

.ADJOURNMENT

There being no further business to come before the Planning Commission Chairman Stephens adjourned the meeting, the time being 5:17 o'clock p.m.

C. Jean Thiele, City Clerk