

CITY OF YORK PLANNING COMMISSION
MAY 8, 2018
5:00 O'CLOCK P.M.

PRESENT Nickel, Heskett, Skaden, DeBuhr, Northrop and Stephens

ABSENT Oberle, Riley and Sehi

Others: Thiele, Frei and Doht.

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

MINUTES

Nickel moved and Heskett seconded that the Minutes of April 10, 2018 be approved.

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

APPROVE REZONING REQUEST

1) The Chairman announced that this was the time and place set for a public hearing on an application filed by Dane Schafer to rezone Lot 8, Block 24, Original Town from Commercial to R Residential. Mr. Schafer spoke in support of the rezoning.

Following Discussion, Councilmember Skaden moved and Councilmember DeBuhr seconded to recommend approval of the rezoning to the City Council.

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

2) The Chairman announced that this was the time and place set for a public hearing on an application filed by the City of York to rezone Lots 7, 9 and 10, Block 24 Original Town from Commercial to R Residential.

Following discussion, DeBuhr moved and Northrop seconded to recommend approval of the rezoning to the City Council.

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

DECLARE AREAS BLIGHTED AND SUBSTANDARD

The Chairman advised that this was the time and place set for a public hearing to declare Areas 1-8 blighted and substandard. Skaden advised that she objected to Area 8 being designated as blighted and substandard. She advised that she believes this is the most desirable area of York

for development and questioned the boundaries of Area 8.

Northrop moved and Skaden seconded to approve Areas 1-7 and introduced the following Resolution:

RESOLUTION NO. 2018-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF YORK, NEBRASKA, MAKING RECOMMENDATIONS WITH RESPECT TO A BLIGHT AND SUBSTANDARD STUDY FOR AREAS 1-7 WITHIN THE CITY PURSUANT TO THE NEBRASKA COMMUNITY DEVELOPMENT ACT.

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

Recitals:

- a. The Mayor and City Council of the City intends to undertake redevelopment of certain areas within the City pursuant to Sections 18-2101 through 18-2153. Neb. Rev.Stat. 2012, as amended – the Act; and
- b. In order to undertake redevelopment of areas 1-7 pursuant to the Act, the city must submit the question of whether the areas to be redeveloped is substandard and blighted to the Planning Commission of the City pursuant to Section 18-2109 of the Act; and
- c. The City has submitted the question of whether Areas 1-7 within the City are and blighted and substandard for purposes of review and recommendation pursuant to Section 18-2109 of the Act; and
- d. The Commission has received and reviewed a study prepared by RDG Planning and Design, a copy of which is attached here as Exhibit A – the Study; and

Resolved that:

1. The Planning Commission has reviewed the areas shown in the Study attached as Exhibit A.
2. The Planning Commission confirms that Areas 1-7 described in the Study attached as Exhibit A meets the definition of blighted and substandard as set forth in the Act.
3. The Planning Commission makes no other recommendation with regard to the Study.

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

Heskett moved and Northrop seconded to approve Area 8 and introduced the following Resolution.

RESOLUTION NO. 2018-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF YORK, NEBRASKA, MAKING RECOMMENDATIONS WITH RESPECT TO A BLIGHT AND SUBSTANDARD STUDY FOR AREA 8 WITHIN THE CITY PURSUANT TO THE NEBRASKA COMMUNITY DEVELOPMENT ACT.

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

Recitals:

- e. The Mayor and City Council of the City intends to undertake redevelopment of certain areas within the City pursuant to Sections 18-2101 through 18-2153. Neb. Rev.Stat. 2012, as amended – the Act; and
- f. In order to undertake redevelopment of area 8 pursuant to the Act, the city must submit the question of whether the areas to be redeveloped is substandard and blighted to the Planning Commission of the City pursuant to Section 18-2109 of the Act; and
- g. The City has submitted the question of whether area 8 within the City is blighted and substandard for purposes of review and recommendation pursuant to Section 18-2109 of the Act; and
- h. The Commission has received and reviewed a study prepared by RDG Planning and Design, a copy of which is attached here as Exhibit A – the Study; and

Resolved that:

- 4. The Planning Commission has reviewed the areas shown in the Study attached as Exhibit A.
- 5. The Planning Commission confirms that Areas 8 described in the Study attached as Exhibit A meets the definition of blighted and substandard as set forth in the Act.
- 6. The Planning Commission makes no other recommendation with regard to the Study.

Roll Call Vote: Ayes: Nickel, Heskett and Northrop. Nays: Skaden and DeBuhr. Abstain: Stephens. Motion Failed.

REDEVELOPMENT PLAN FOR HIGHWAY 81 CORRIDOR

The Planning Commission took no action on this item believing it to be moot inasmuch as they did not recommend blighting said area.

.ADJOURNMENT

There being no further business to come before the Planning Commission Chairman Stephens adjourned the meeting, the time being 5:35 o'clock p.m.

C. Jean Thiele, City Clerk