

CITY OF YORK PLANNING COMMISSION

June 10, 2025
5:15 O'CLOCK P.M.

PRESENT CINDI NICKEL, MICHAEL RUNGE, BRE EGR, BEN NORTHROP, KIM STEPHENS
AND RICHARD MCDUGALL

ABSENT ERIC MONTGOMERY, LISA RILEY AND JEFF BEINS

OTHERS Sue Crawford, Dan Aude

Chairperson Stephens presided and advised that the Open Meetings Act is on the east wall of the Council Chambers. Notice of this meeting was posted on June 3, 2025.

MINUTES

Nickel moved and Runge seconded that the minutes of the May 6, 2025 meeting be approved.

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

PUBLIC HEARING FOR SPECIAL USE PERMITS

A public hearing was held for two special use permits. Epworks LLC is requesting a campground with 20 full hook-ups for campers on their property located on North Division Ave. Brandon Skelton requested apartments in the lower level of a commercial building located on S. Lincoln Ave. Lynne Wagner, 21946 N. Balboa Dr. Maricopa, AZ, shared that EpWorks is attempting to expand what has already started for workforce housing on the property. There is no restriction on the length of stay, but a majority will stay for longer than 30 days. There will be full hook-ups of water, electricity and sewer for each spot. Lynne answered questions of the commission. Willard Peterson, 514 Road 13, York, spoke on the lack of housing and how this would help provide more housing for individuals within the county. Chairperson Stephens asked for a motion for EpWorks LLC.

McDougall moved and Nickel seconded that the special use permit for EpWorks LLC for 20 full hook-up camper spots be presented for approval to the City Council.

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

The public hearing was opened again for the special use permit filed by Brandon Skelton. Willard Peterson, 514 Road 13, York, stated that Skelton is developing housing in Bradshaw and he is doing a good job. He reiterated the fact that housing is needed. Dan spoke stating he wants to use the lower level of the old Wochner Insurance building for an apartment and the main level is being rented by a business. Chairperson Stephens stated that a special permit follows the owner and if the property were to change hands, the new owner would have to apply for a new special use permit. Dan verified that was a correct statement.

Runge moved and Egr seconded that the special use permit for Brandon Skelton for apartments in the lower level of a commercial building be presented for approval to the City Council.

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

ADJOURNMENT

There being no further business to come before the Planning Commission, Chairperson Stephens adjourned the meeting, the time being 5:24 p.m.


Amanda Ring, City Clerk

AGENDA
PLANNING COMMISSION, YORK, NEBRASKA
Tuesday, June 10, 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 June 3, 2025
3. Roll Call
4. Minutes of the May 6, 2025 meeting
5. Public Hearing on Special Use Permits
 - 5.1. Consider recommendation of special use permit filed by EpWorks LLC for an RV park consisting of 20 full hook-up spots located on Irregular Tract #24 in 36-11-3, City of York
 - 5.2. Consider recommendation of a special use permit filed by Brandon Skelton for apartments in the lower level of a commercial building, located on Irregular Tract #52 in 7-10-2, City of York
6. Adjournment