

CITY OF YORK PLANNING COMMISSION
JUNE 12, 2018
5:00 O'CLOCK P.M.

PRESENT Nickel, Heskett, Skaden, Riley, Northrop, Stephens and Oberle.

ABSENT DeBuhr

Others: Thiele, and Doht.

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

MINUTES

Skaden moved and Nickel seconded that the Minutes of May 8, 2018 be approved.

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

APPROVE PLATS

1) The Chairman announced that this was the time and place set for a public hearing on a preliminary and final plat of Irregular Tract 27 in the Northeast Quarter of the Northeast Quarter of Section 36, Township 11 North, Range 3 West filed by Velda Newman. The Director of Public Works advised that the Plat meets the land subdivision regulations.

Following Discussion, Councilmember Nickel moved and Councilmember Heskett seconded to recommend approval of the plat to the City Council.

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

2) The Chairman announced that this was the time and place set for a public hearing on a preliminary and final plat of Holthus Subdivision 6th Addition. Matt Langston of Olssen Associates addressed the Commission regarding said plat. He advised that the property is being purchased by York General and the access and drainage issues have been addressed.

Following discussion, Riley moved and Skaden seconded to recommend approval of the plat to the City Council.

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

3) The Chairman announced that this was the time and place set for a public hearing on a preliminary plat of Prairie Fire Subdivision. Terry Brown of Benesch stated that this would be a duplex development on 20 acres – the first phase will consist of 24 units and a club house. The

streets will be 30' and there will be two intersections on East 19th Street. The second phase will consist of another 24 units and a club house. Jared Nook of Prairie Fire advised that the units will all be rental units and will be available to the general public – all units will have some stone and contain three bedrooms and 2 bathrooms and a single garage – the square footage is approximately 1335 feet including garage – there will be no basements. Monica Millison, 46 Edison, asked how many people would be allowed per unit and was concerned with screening on East Avenue and children crossing 19th Street to go the park and school. Mr. Nook advised that there will be background checks on all renters – that there will be landscaping and screening on East Avenue and that there will be no vehicle parking on the lawns. Shelly Rathjen, 3 Edison asked if this would be low income or affordable housing based and will there be a tax credit – she was also concerned that tenants will park on East Avenue and that the street is narrow. Mr. Nook advised that Prairie Fire will be issued a 15 year tax credit. Mr. Nook addressed the screening also. Jim Husbards asked what size the spruce used for screening would be.

Following discussion, Heskett moved and Oberle seconded to approve the preliminary plat.

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

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