

CITY OF YORK PLANNING COMMISSION  
JANUARY 15, 2019  
5:00 O'CLOCK P.M.

PRESENT Riley, DeBuhr, Northrop, Stephens, Hitz, Nickel and Heskett.

ABSENT Skaden and Oberle.

Others: Thiele, Frei, Doht and Mayor Stahr

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

MINUTES

Riley moved and Hitz seconded that the Minutes of December 18, 2018 meeting be approved.

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

RECOMMEND APPROVAL OF BLIGHT STUDY

The Mayor outlined the area to be blighted and advised that Mesner & Co. will be applying for TIF to construct two three-story 24-unit apartment complexes. Chris Larson of Mesner & Co. showed a diagram showing the location of the units on the property immediately east of Lichti Furniture. Lisa Hurley, YCDC Director, spoke in support of the project.

Following discussion, Heskett moved and Hitz seconded that the following Resolution be adopted:

RESOLUTION NO. 2019-1

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

**WHEREAS**, the Mayor and City Council of York, Nebraska, (the "City") intends to undertake redevelopment of certain areas within the City pursuant to the Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the "Act"); and

**WHEREAS**, in order to undertake redevelopment of areas pursuant to the Act, the City must submit the question of whether the area to be redeveloped is substandard and blighted to the Planning Commission of the City pursuant to Section 18-2109 of the Act; and

**WHEREAS**, the City has submitted the question of whether an area within the City is substandard and blighted for purposes of review and recommendation pursuant to Section 18-2109 of the Act; and

**WHEREAS**, the City has caused to be conducted a study to determine if the area described in the study is substandard and blighted; the study was prepared by Marvin Planning Consultants, a copy of which is attached hereto as **Exhibit "A"**, (the "**Blight Study**"); and

**WHEREAS**, this Commission has received the Blight Study; and

**WHEREAS**, this Commission published and mailed notices of a public hearing regarding the consideration of declaring property to be blighted and substandard pursuant to Section 18-2115.01 of the Act, and

**WHEREAS**, on Thursday , January 15 , 2019 , at 5:00 p.m., this Commission held a public hearing (the "**Public Hearing**") in the Council Room at the York City Ha ll, 100 East 4<sup>th</sup> Street, in the City, to determine whether that certain area more fully described on **Exhibit "A"** (the "**Redevelopment Area**") should be declared substandard and blighted and in need of redevelopment as required by the Act; and

**WHEREAS**, the Public Hearing was conducted and all interested parties were afforded a reasonable opportunity to express their views respecting the declaration of the Redevelopment Area as substandard and blighted and in need of redevelopment, and the Commission reviewed and discussed the Blight Study; and

**NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF YORK, NEBRASKA AS FOLLOWS:**

Section 1. The Planning Commission has reviewed the area shown in the Blight Study attached as Exhibit "A".

Section 2. The Planning Commission confirms that the area described in the Blight Study attached as Exhibit " A " meets the definition of substandard and blighted as set forth in the Act.

3. The Planning Commission makes no other recommendation with regard to such study

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

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.

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C. Jean Thiele, City Clerk