

FAIRBURY PLANNING COMMISSION

MINUTES

Hearing
January 9th, 2017
7:00 p.m.

Chairperson Brackle read the statement regarding the Open Meetings Act and called the meeting to order at 7:00 p.m. and asked for roll call. Other members present were: Mary Mach, Kipp Chappell, Cathy Kleine, Karl Hoeting, Paul Schramm and Justin Schultis.

1. Next, was the approval of the minutes from the October 10th, 2016 Meeting. Discussion, taking of any necessary or desired action.

Bedlan noted some typos that needed to be corrected stating they were not substantive. Member Schultis made the motion to approve the minutes of the October 10th, 2016 meeting as 'amended' and member Mach seconded the motion. By roll call, the vote was: 7 - "yes" (Mach, Schultis, Chappell, Hoeting, Kleine, Schramm and Brackle) / 0 - "no". The motion passed.

2. Next, was **Public Hearing** regarding the City of Fairbury's One (1) and Six (6) Year Street Improvement Plan for 2017 - 2022. Discussion; taking of any necessary or desired action.

Chairman Brackle opened the hearing at 7:04 pm. Assistant Street Superintendent Bedlan referred the commission to a map in their packets that combined the street rankings from Bowers Civil Engineering and the proposed roads in the 1 & 6 year plans along with the information on each specific road project and a map that will be submitted to the state for the 1 & 6 year street plan. Bedlan explained that the 1 & 6 forms have been revised by the state and there is a lot more information on them this year. She then further explained that the Public Works department is suggesting more projects be moved to the 1 year plan because the state now requires a hearing to approve projects prior to the start of the project if they are not listed on the 1 year plan and in a effort to avoid an extra meeting at the state level and hasten the timeline on street improvement projects the public works department has moved projects with any likelihood of being done to the 1 year plan. She notes that this does not mean that the project will be done within 2017 only that it will be on the plan and ready to go if there is an opportunity to do the work. She then directed the commission to the map that shows the street ranking and proposed 1 & 6 plan. She noted that on this map they will see the two projects called out that the Public Works department is prioritizing for 2017; B street from 11th – 14th street and 9th street from F – H street. She then referred the commission to an enclosed description of the road types as listed in the 1 & 6 year plan on each specific project. There was some discussion regarding the need for thicker paving based on the type of traffic. Brackle questioned the proposed roads in the industrial park that are not yet built. Biesler stated that although he does not currently have a project planned for these roads he recommended that they be added to the 1 year plan in an effort to frontload that plan just in case a project should arise and funding become available. There was some further discussion in regards to available access roads to the industrial park. He also noted that the city council plans to have a capital improvement discussion following the special election to discuss future projects and he expects some of the one year projects to be part of that

discussion. Kleine questioned adding the streets in the city park to the 1 year plan. Biesler stated that with the upcoming vote for the swimming pool and park improvements it might not be a bad idea to have those roads listed as 1 year projects just in case they get included in that project if the bond passes. Bedlan recommended they add City Park road, and all roads in the city park including portions of Fredrick, 8th, 5th and city pool dr. Biesler noted that there will also be an additional \$75,000 worth of chip and seal (1/4 of the asphalt streets in town) being done in 2017. There was discussion regarding the community development block grant that was awarded the city to develop a plan for North H Street. Biesler stated that the proposed plan will address storm water runoff and road repair and should help to decide what direction the city plans to go in regards to north H Street. Chairman Brackle closed the hearing at 7:16 pm. Member Schultis made the motion to recommend the City Council approve the City of Fairbury's One (1) and Six (6) Year Street Improvement Plan for 2017 – 2022 'as amended' to add the streets within the city park including City Park road, City Pool drive, Horseshoe drive, 5th Street from City Park Entrance (approximately 320' west of A Street) to City Park Road, Maple St from City Park Rd to W 8th Street and Fredrick Street from 4th St to City Park Rd. Member Schramm seconded the motion. By roll call, the vote was: 7 - "yes" (Mach, Schultis, Chappell, Hoeting, Kleine, Schramm and Brackle) / 0 - "no". The motion passed.

3. Next, was **Public Hearing** regarding the addition of a *live-work unit* definition to the 2013 Fairbury Nebraska Zoning regulations. Discussion, taking of any necessary or desired action.

Zoning Administrator Bedlan requested agenda item 3 and agenda item 4 be combined since they are combined in the suggested resolution. Chairman Brackle agreed to combine agenda item 3 and agenda item 4 into one hearing.

4. Next, was **Public Hearing** regarding the definition of multiple family dwelling and the addition of a *live-work unit* definition in the 2013 Fairbury Nebraska Zoning regulation. Discussions, taking of any necessary or desired action.

Chairman Brackle opened the hearing at 7:17 pm. Zoning Administrator Bedlan referred the commission to the proposed resolution to amend the 2013 Zoning regulations to include a definition of live-work unit and to change the definition of multiple family dwelling from 3 units to 2 units. She explained that live work units were called out in the matrix but there was no definition so she reviewed several definitions from other communities as supplied by other zoning administrators and the contractor who helped to develop our original zoning ordinance and settled on the one recommended in the resolution. In regards to the definition of multiple family dwelling units she is just recommending to correct a typo that lists these types of units as a minimum of 3 units instead of a minimum of 2 units. Chairman Brackle closed the hearing at 7:20 pm. Member Kleine made the motion to recommend the City Council approve the suggested amendment to amend the minimum size of a multi family from 3 to 2 and to add the suggested definition of live-work unit. Member Schultis seconded the motion. By roll call, the vote was: 7 - "yes" (Mach, Schultis, Chappell, Hoeting, Kleine, Schramm and Brackle) / 0 - "no". The motion passed

5. Next, was discussion, annual review of Conditional Use Permits. Discussion, taking of any necessary or desired action

Zoning Administrator Bedlan explained that this is the yearly review of the conditional use permits and referred the commission to the spread sheet listing all the open conditional use permits. It is noted that there is a new owner at Starr Plumbing located on 14th Street. There was some discussion regarding the Stapulas / Judd, Meredith and Francis home occupations. Bedlan stated that she would look into those businesses and see if they are still in business then bring them back to the commission for review. There was no action taken on this item.

6. Next, were comments from the public on non-agenda items.

There was some discussion regarding the removal of the median on Hwy 136 and it was noted that currently there is no funding at the state level for that project. With no comments from the public on non agenda items Member Mach made the motion to adjourn. Member Schultis seconded the motion. By roll call, the vote was: 7 - "yes" (Mach, Schultis, Chappell, Hoeting, Kleine, Schramm and Brackle) / 0 - "no". The motion passed.

Laura K. Bedlan
Planning Commission Secretary