

# FAIRBURY PLANNING COMMISSION MINUTES

Hearing  
February 13<sup>th</sup>, 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: Cathy Kleine, Karl Hoeting, Cody Moyer and Justin Schultis.

1. Next, was the approval of the minutes from the January 9<sup>th</sup>, 2017 Hearing. Discussion, taking of any necessary or desired action.

Member Kleine made the motion to approve the minutes of the January 9<sup>th</sup>, 2017 Hearing and member Schultis seconded the motion. By roll call, the vote was: 5 - "yes" (Schultis, Hoeting, Kleine, Moyer and Brackle) / 0 - "no". The motion passed.

2. Next, was **Public Hearing** regarding Conditional Use Permit (CU-2017-001) for Husker Properties LLC at 410 7<sup>th</sup> Street, Fairbury, Nebraska. The request is to allow for multi-family dwelling located in the C-1, Downtown Commercial zoning district as provided for in Article 5, Section 5.06, Section 5.13 and Article 6, Section 6.01 of the Zoning Ordinance of the City of Fairbury, Nebraska – 2013 Edition. The legal description of the property is described as: East 42' of lots 7 and 8 excluding the south 5' of lot 8, Block 11, Original Town, Fairbury, Jefferson County, Nebraska. Discussion; taking of any necessary or desired action.

Chairman Brackle opened the hearing at 7:03 pm. Assistant Street Superintendent Bedlan referred the commission to information in their packets. Mick Vocelka was present and explained that currently there is an apartment upstairs and he is now working on the downstairs apartment. He further described the floor plan and the available parking. It is noted that there will be no changes to the exterior of the building. Brackle noted that the use is appropriate to the area. Chairman Brackle closed the hearing at 7:08. The commission reviewed the conditional use standards stating that this property meets all of the conditional use standards. It is noted that there is nowhere for landscaping and it appears that he is already working on the apartment. Member Schultis made the motion to recommend the City Council approve Conditional Use Permit CU-2017-001 from Husker Properties LLC to allow for multi-family dwelling located at 410 7<sup>th</sup> St. in the C-1, Downtown Commercial zoning district. Member Hoeting seconded the motion. By roll call, the vote was: 5 - "yes" (Schultis, Hoeting, Kleine, Moyer and Brackle) / 0 - "no". The motion passed.

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

Zoning Administrator Bedlan explained that she contacted the conditional use permit owners of the permits in question at the last meeting and has been notified by all that they are still in operation. She noted that Starr's property is now owned by Bender and they are still operating a trade shop at that location so their permit is allowed to continue. There was no action taken on this item.

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

With no comments from the public on non-agenda items Member Schultis made the motion to adjourn. Member Hoeting seconded the motion. By roll call, the vote was: 5 - "yes" (Schultis, Hoeting, Kleine, Moyer and Brackle) / 0 - "no". The motion passed.

Laura K. Bedlan  
Planning Commission Secretary