

FAIRBURY PLANNING COMMISSION

MINUTES

Hearing
April 10th, 2017
7:00 p.m.

Member Cathy Kleine 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: Karl Hoeting, Kip Chappell, Cody Moyer, Justin Schultis and Ron Schacht.

1. Next, was the approval of the minutes from the March 13th, 2017 Hearing. Discussion, taking of any necessary or desired action.

Bedlan noted that there was a typo in the second paragraph under agenda item number one that needed to be corrected. Member Schultis made the motion to approve the minutes of the March 13th, 2017 Hearing 'as amended'. Member Moyer seconded the motion. By roll call, the vote was: 6 - "yes" (Chappell, Hoeting, Kleine, Schacht, Moyer and Schultis) / 0 - "no". The motion passed.

2. Next, was **Public Hearing** regarding Conditional Use Permit (CU-2017-004) from John McKee at 1605 I Street, Fairbury, Nebraska. The request is to allow for the construction of an accessory building on a lot without a primary structure in the R-3 – High density zoning district as provided for in Article 4, Section 4.12 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: Lot 3 & 4, Block 1, Siegel Subdivision, Fairbury, Jefferson County, Nebraska. Discussion, taking of any necessary or desired action.

Member Kleine opened the hearing at 7:05 pm. Assistant Street Superintendent Bedlan referred the commission to information in their packets. John McKee was present and spoke in regards to this permit. He explained his project and it was noted that he has meet with Mick Hynek the Street Superintendent to verify that he meets the setback requirements. Member Kleine closed the hearing at 7:07. Bedlan clarified that "I" street is platted at this location. There was some discussion regarding vegetative requirements and Bedlan explained that to her understanding the vegetative requirement includes grass so as long as the owner continues to maintain the yard they should meet the requirement. The committee reviewed the conditional use permit standards and agreed with the staff's findings regarding these standards. Member Schultis made the motion to recommend the City Council approve Conditional Use Permit CU-2017-004 from John McKee to allow for an accessory building on a lot without a primary structure located at 1605 I St. in the R-3 – High density Residential zoning district. Member Moyer seconded the motion. By roll call, the vote was: 6 - "yes" (Chappell, Hoeting, Kleine, Schacht, Moyer and Schultis) / 0 - "no". The motion passed.

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

Bedlan passed out a pre-application plan for Northgate Development located North of Ace hardware on Airport Road for review by the planning commission at their next meeting. Bedlan also noted that conditional use permit CU-2017-003 was pulled by the owner's

request. It was noted that there are for rent signs in the window at that that location and Bedlan stated that currently if the owner wants to rent that building out for commercial use he can without any further permitting requirements from the city because currently the city does not inspect for occupancy permits. With no comments from the public on non-agenda items Member Schultis made the motion to adjourn. Member Moyer seconded the motion. By roll call, the vote was: 6 - "yes" (Chappell, Hoeting, Kleine, Schacht, Schramm and Brackle) / 0 - "no". The motion passed.

Laura K. Bedlan
Planning Commission Secretary