

FAIRBURY PLANNING COMMISSION

MINUTES

Meeting
June 13th, 2022
6:30 p.m.

Chairman Bob Brackle read the statement regarding the Open Meetings Act, called the meeting to order at 6:30 p.m. and asked for roll call. Other members present were: Karl Hoeting, Thayne Tatro, Cathy Kleine, Devin Lovgren.

1. Approval of the minutes from the April 11th, 2022 Meeting. Discussion, taking of any necessary or desired action.

Member Tatro made the motion to approve the minutes of the April 11th, 2022 meeting. Member Lovgren seconded the motion. By roll call, the vote was: 5 - "yes" (Tatro, Hoeting, Kleine, Brackle and Lovgren) / 0 - "no". The motion passed.

2. **Public Hearing** regarding Conditional Use Permit (CU-2022-001) from Gerald Campbell at 1522 Street, Fairbury, Nebraska. The request is to allow for self-storage units in the RCF – Residential Commercial Flex zoning district as provided for in Article 5, Section 5.11 and Article 6 of the Zoning Ordinance of the City of Fairbury, Nebraska – 2013 Edition. The legal description of the property is described as: Lots 1, 2, 3 & 4, Blk 1, Garber Heights 1st Addition, Fairbury, Jefferson County, Nebraska. Discussion, taking of any necessary or desired action.

Chairman Brackle opened the hearing at 6:37 pm. Gerald Campbell was present and addressed the commission. He explained his proposed building and the existing easements on his property. He clarified that this building would not interfere with any of the easements. Chairman Brackle closed the hearing at 6:43 pm. Chairman Brackle read through the conditional use standards and it was noted that that the conditional use permit met the required standards. Member Tatro made the motion to recommend council approve Conditional Use Permit CU-2022-001 from Gerald Campbell at 1522 Street to allow for self-storage units in the RCF – Residential Commercial Flex zoning district. Member Lovgren seconded the motion. By roll call, the vote was: 5 - "yes" (Tatro, Hoeting, Kleine, Brackle and Lovgren) / 0 - "no". The motion passed

3. **Public Hearing** regarding declaration of an area of the city of Fairbury as Blighted and Substandard. Discussion; taking of any necessary or desired action.

Chairman Brackle opened the hearing at 6:47 pm. Keith Marvin with Marvin Planning and Consultants services explained Blight district designation and TIF funding opportunities. It was explained that areas have to meet specific statute criteria to be designated blight and then cities can utilize TIF funding to support redevelopment in those areas. There was some discussion regarding the intent of blighting this area and Bedlan explained that there is potential for projects in this area. It is further explained that if a TIF project were developed in this area then the CRA would negotiate a contract with the developer to determine what the funds could go to support in the area. The road is suggested and Bedlan explained that repair of the road could be a TIF funded item however that would need to be negotiated with the Developer and CRA. She noted that one of the proposed projects is considering repair of the road. Member Tatro expressed his concern with designating this area blight. Keith referred to the study and explained the statute requirements that have to be meet to designate an area blight then further explained how

this area meets those requirements. Member Lovgren was concerned that the vet clinic was not included in the district and it was explained that it did not currently meet the requirements due to the average age of its structures. Keith stated that in 2-3 years they could be brought into the district if the city wants to pursue that. The hearing was closed at 7:05 pm. Member Kleine made the motion to recommend the City Council declare the northeast study area as Blighted and Substandard. Member Hoeting seconded the motion. By roll call, the vote was: 5 - "yes" (Tatro, Hoeting, Kleine, Brackle and Lovgren) / 0 - "no". The motion passed

4. Comments from the public on non-agenda items.

Brackle noted that he was excited to see that the state is surveying for the proposed Road Diet and that he hopes that if that is done it will take care of some of the dangerous and blighted properties and intersections along Hwy 136. Lovgren mentioned legislation that may allow the city to fine vacant properties. He also questioned if there was a way to require all structures to have 4" numbers to assist the emergency service location. Administrator Messbarger stated that both those items could be discussed at a later date. With no other comments from the public on non-agenda items member Hoeting made the motion to adjourn. Member Lovgren seconded the motion. By roll call, the vote was: 5 - "yes" (Tatro, Hoeting, Kleine, Brackle and Lovgren) / 0 - "no". The motion passed

Laura K. Bedlan
Planning Commission Secretary