

FAIRBURY PLANNING COMMISSION

MINUTES

Meeting
October 9th, 2017
7:00 p.m.

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

1. Next, was the approval of the minutes from the August 28th, 2017 Meeting. Discussion, taking of any necessary or desired action.

Member Schultis made the motion to approve the minutes of the August 28th, 2017 Meeting. Member Hoeting seconded the motion. By roll call, the vote was: 6 - "yes" (Kleine, Mach, Chappell, Schultis, Hoeting and Schacht) / 0 - "no". The motion passed.

2. Next, was **Public Hearing** regarding an application for Sunset Ridge, Second Addition final plat, a plat of a section of land located in tax lot 1 pf the Northwest ¼ excluding a fraction of section 11-2-2, Jefferson County, Nebraska, more fully described below. Discussion, taking of any necessary or desired action.

Vice Chairperson Mary Mach opened the hearing. Bedlan referred the Commission to their packets and stated that this is the final application of Sunset Ridge, Second Addition. She noted that the packet contains all comments from the reviewing parties and her memo regarding this application. The commission was made aware that the council annexed this subdivision at their last meeting and that all of the requirements from the committee and council for this subdivision have been meet. Member Schultis made the motion to recommend the City Council approve the final plat of Sunset Ridge Second Addition. Member Schacht seconded the motion. By roll call, the vote was: 6 - "yes" (Kleine, Mach, Chappell, Schultis, Schacht and Hoeting) / 0 - "no". The motion passed.

3. Next, was **Public Hearing** regarding an application for Northwind Estates final plat, a replat of McLucas Subdivision, Lot 15 excluding the South 5 feet and South 5 feet of lot 16, Jefferson County, Nebraska. Generally located at 2502 H ST. Discussion, taking of any necessary or desired action.

Vice Chairperson Mary Mach opened the hearing. Bedlan referred the Commission to her memo in the packet and stated that the engineer is still working on final application requirements. She suggested that this item be tabled until completed paperwork is received from the developer. Member Schacht made the motion to table this item. Member Schultis seconded the motion. By roll call, the vote was: 6 - "yes" (Kleine, Mach, Chappell, Schultis, Schacht and Hoeting) / 0 - "no". The motion passed.

4. Next, was **Public Hearing** regarding Conditional Use Permit (CU-2017-006) from Livingston Enterprises at 1501 K Street, Fairbury, Nebraska. The request is to allow for live-work units located in the C-2, General Commercial zoning district as provided for in Article 5, Section 5.06, Section 5.14 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: Part of lot 2 and South 80' of lot 3, Southeast ¼ of the Southwest ¼ of Subdivision 11-2-2, Fairbury, Jefferson County, Nebraska.

Vice Chairperson Mary Mach opened the hearing. Bedlan stated that the permit information was in the packet along with her memo and opinions on each of the conditional use permit requirements with regards to this request. Bruce Livingston was present and discussed his permit request. Stating that his intent is to make the old Walmart into his new headquarters

and training center so that he has more parking and can have more room to increase his staff. He explained that the site is proposed to house approximately 30 employees dormitory style. The requirement for more specific design to be submitted to and approved by the fire marshal was discussed along with the clarification that live work units are required to be secondary to the primary use which is LEI's headquarter offices and training center. Member Schacht made the motion to recommend City Council approve Conditional Use Permit (CU-2017-006) from Livingston Enterprises. To allow for live-work units in the C-2 – General Commercial zoning district at 1501 K Street. Member Schultis seconded the motion. By roll call, the vote was: 6 - "yes" (Kleine, Mach, Chappell, Schultis, Schacht and Hoeting) / 0 - "no". The motion passed.

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

With no other comments from the public on non-agenda items Member Schultis made the motion to adjourn. Member Schacht seconded the motion. By roll call, the vote was: 6 - "yes" (Kleine, Mach, Chappell, Schultis, Schacht and Hoeting) / 0 - "no". The motion passed.

Laura K. Bedlan
Planning Commission Secretary