

MINUTES OF THE MEETING OF THE LINCOLN COUNTY PLANNING COMMISSION HELD IN THE IN THE CITY HALL COUNCIL CHAMBERS ON THE 14<sup>th</sup> DAY OF MARCH 2023. CHAIR ROGGOW CALLED THE MEETING TO ORDER AT 5:30 P.M.

MEMBERS PRESENT: Brent Roggow, Mitch Moorhead, Lee Davies, Judy Pederson, Aaron Edwards, Zak Eickhoff, Rod Rayburn, Chuck Boden, Linda Hansen, Marlene Flaming

MEMBERS ABSENT: Roger Merritt

STAFF MEMBERS PRESENT: Judy Clark, County Planner; Michelle Bain, Recording Secretary; Tyler Volkmer, Deputy County Attorney

Notice of the meeting was given in advance thereof, by posting on in at least three places in the City as follows: North Platte Public Library, Lincoln County Courthouse, and City Hall offices.

Notice of the meeting was given to the Chairman and all members of the Planning Commission. Availability of the agenda was communicated in the advance notice and in the notice to the Chairman and members of the Commission. All proceedings thereafter shown were taken while the convened meeting was open to the attendance of the public.

1. Roll Call.

Chair Roggow stated that a current copy of the open meetings act of Nebraska is posted at the back of the room.

2. Moorhead moved and Pederson seconded the motion to approve the order of the agenda. Roll call vote: "Aye": Hansen, Flaming, Moorhead, Davies, Roggow, Rayburn, Eickhoff, Boden, Pederson, Edwards. "Nay": None. Absent: Merritt. Motion carried.
3. Pederson moved and Davies seconded the motion to approve the minutes of the November 8, 2022 meeting. Roll call vote: "Aye": Hansen, Flaming, Moorhead, Davies, Roggow, Rayburn, Eickhoff, Boden, Pederson, Edwards. "Nay": None. Absent: Merritt. Motion carried.
4. Public Hearing File No. AM23-001 Discuss and consider action on a resolution for an application by 97 Ranch LLC (Adam Steffes) for an amendment to the Lincoln County Comprehensive Future Land Use Plan amending certain land from Transitional Agricultural to Residential Acreage on property located at 4944 North Splinter Road and described as Margritz 1st Administrative Subdivision of Pt of the SE ¼ of the SE ¼ of Section 15, Township 14 North, Range 31 W of the 6th P.M., Lincoln County, Nebraska.

Chair Roggow opened the public hearing.

Judy stated that items #4, #5 and #6 on the agenda involve the same property. The items may be discussed together but must be acted on separately. If item #4 is not approved, items #5 and #6 cannot be acted on and will be removed from the agenda.

Judy further explained that in order to rezone a property, it is the duty of the planning commission to ensure that the rezoning is in conformance with the current comprehensive plan. A comprehensive plan may be amended as the planning commission deems appropriate; therefore, prior to approving the rezoning of this property, the Lincoln County Comprehensive Plan must be amended to ensure conformity of the rezoning. The request for the amendment has been submitted in conjunction with a rezoning and subdivision. The applicants are requesting the amendment to allow a change in zoning in order to split the property into two separate parcels. Planning Staff determined that the property in the area continues to develop with smaller lots and additional residential uses and this property would fit better in a Residential Acreage land use designation. Planning Staff has no objections to the amendment to the future land use plan. Amending the land use map for residential development seems like a good fit for the area.

The applicant states that they are planning to divide the property into 2 lots, splitting the residential sites. Due to the size of the proposed lots, the property is required to be rezoned from a TA-1 to an R-1. Planning Staff has no objections to the rezoning if the amendment to the future land use plan has been approved.

Adam Steffes, applicant, was present, he stated that he and his wife would like to build a house on 4.6 acres. The property has to be solely owned by him and his wife, and his brothers currently own a portion of it.

Eric Steffes, 6184 N. Game Trail Rd. was present and stated that he is a member of the current owner and is in favor of splitting this off.

Peggy Orr, 9488 W. Platte Valley Rd., owns 8047 Platte Valley Rd. which is about a half mile west of this property, was present and stated she is there are currently 3 houses on that corner. This is not anything she objects to but wonders why there are so many applications.

Judy stated they are following the rules and regulations. She explained the comprehensive plan and future development. In order to zone a property, the comprehensive plan has to be in conformance. It is a State Law to do the amendment, zoning, then lot split.

Ms. Orr stated she and her son are in agriculture and they are concerned that creating smaller size lots in an agricultural area may set a precedence for future small lot development.

Pederson moved and Davies seconded the motion to close the public hearing. Roll call vote: "Aye": Hansen, Flaming, Moorhead, Davies, Roggow, Rayburn, Eickhoff, Boden, Pederson, Edwards. "Nay": None. Absent: Merritt. Motion carried.

Edwards stated that he called all landowners within ½ mile of there. The Orr family was the only family opposed to this. They don't feel it will clutter anything because of the houses on the corner already. There are protections which limit how many houses can go on a piece of land.

Eickhoff moved and Pederson seconded the motion to adopt Resolution AM23-001 "A", which recommends approval of the amendment application for an amendment to the Lincoln County Comprehensive Development Plan 2013 Future Land Use Map from Transitional Agricultural to Residential Acreage on property located at 4944 North Splinter Road and described as Margritz 1st Administrative Subdivision of Pt of the SE ¼ of the SE ¼ of Section 15, Township 14 North, Range 31 W of the 6th P.M., Lincoln County, Nebraska. Roll call vote: "Aye": Hansen, Flaming, Moorhead, Davies, Roggow, Rayburn, Eickhoff, Boden, Pederson, Edwards. "Nay": None. Absent: Merritt. Motion carried.

5. Public Hearing File No. Z23-001 Discuss and consider action on a resolution for an application by 97 Ranch LLC (Adam Steffes) to rezone certain lands from TA-1 Transitional Agricultural to an R-1 Rural Estates Residential District on property located 4944 North Splinter Road and described as Margritz 1st Administrative Subdivision of Pt of the SE ¼ of the SE ¼ of Section 15, Township 14 North, Range 31 W of the 6th P.M., Lincoln County, Nebraska.

Chair Roggow opened the public hearing.

Pederson moved and Davies seconded the motion to close the public hearing. Roll call vote: "Aye": Hansen, Flaming, Moorhead, Davies, Roggow, Rayburn, Eickhoff, Boden, Pederson, Edwards. "Nay": None. Absent: Merritt. Motion carried.

Pederson moved and Edwards seconded the motion to adopt Resolution Z23-001 "A", which recommends approval of the rezoning application by 97 Ranch LLC (Adam Steffes) to rezone certain lands from TA-1 Transitional Agricultural to an R-1 Rural Estates Residential District on property located 4944 North Splinter Road and described as Margritz 1st Administrative Subdivision of Pt of the SE ¼ of the SE ¼ of Section 15, Township 14 North, Range 31 W of the 6th P.M., Lincoln County, Nebraska. Roll call vote: "Aye": Hansen, Flaming, Moorhead, Davies, Roggow, Rayburn, Eickhoff, Boden, Pederson, Edwards. "Nay": None. Absent: Merritt. Motion carried.

6. File No. SU23-004 Discuss and consider action on an application by 97 Ranch LLC (Adam Steffes) for Steffes 3rd Administrative Subdivision on property located at 4944 North Splinter Road and described as Margritz 1st Administrative Subdivision Pt of the SE ¼ of the SE ¼ of Section 15, Township 14 North, Range 31 W of the 6th P.M., Lincoln County, Nebraska.

Judy stated that the subdivision will split one lot into two lots. Planning Staff has no objection to the subdivision if the amendment and rezoning have been approved. With approval, the subdivision will be in conformance with the Lincoln County Comprehensive Plan and Zoning Regulations.

Pederson moved and Davies seconded the motion to approve File No. SU23-004 Steffes 3<sup>rd</sup> Administrative Subdivision. Roll call vote: "Aye": Hansen, Flaming, Moorhead, Davies, Roggow, Rayburn, Eickhoff, Boden, Pederson, Edwards. "Nay": None. Absent: Merritt. Motion carried.

7. Old Business.

Edwards stated that Dawn Jessup hasn't made any changes on what Planning Commission approved in November.

8. New Business.

Judy stated that the NPZA Conference was last week. Edwards, Pederson and Tyler Volkmer attended. It was a good conference.

9. Adjourn. Chair Roggow adjourned the meeting at 5:55 p.m.

Submitted by,

Michelle Bain  
Recording Secretary