

PLANNING & ZONING MINUTES, MONDAY, FEBRUARY 20, 2017

Vice-Chairperson Bo Duckett presided and she called the Monday, February 20, 2017 special meeting of the Planning & Zoning Commission to order at 6:15 p.m. at City Hall Council Chambers, 1209 6th Street. The roll was called indicating that the following Commission Members were present and absent. Present: Donna Borton, Bo Duckett, Ron Farrington, and John Swanson. Absent: Janese Milam, Matt Rhodes, and James Stevens.

Staff present: Shawn Cole, Mackenzie Locey, and Donna Mosinski.
Also in attendance were: Steven Jordening.

Motion by Ron Farrington, seconded by Donna Borton, to approve the agenda as presented. The roll being called the following Commissioners voted. Ayes: Farrington, Borton, Duckett, and Swanson. Nays: None. Whereupon the Vice-Chairperson declared the motion carried.

Motion by Donna Borton, seconded by Ron Farrington, to approve the following Consent Agenda items:

- Approve and place on file the **minutes** of the **February 6, 2017 meeting**.

After due consideration and the roll being called, the following named Commissioners voted. Ayes: Borton, Farrington, Swanson, and Duckett. Nays: None. Whereupon, the Vice-Chairperson declared the motion carried.

The Vice-Chairperson called the public hearing to order at 6:17 p.m. for the purpose of hearing comments for or against the proposed rezoning of the property on the North side of Lincoln Highway and East of 600th Avenue known as the Dowell Property from Agricultural Reserve (AR) to General Industrial (GI).

There was no one present who addressed the commission verbally or in writing.

The Commission discussed the rezoning of the property. Steven Jordening, attorney for the Dowell sisters, answered a question from John Swanson about the Union Pacific railroad.

The Vice-Chairperson declared the hearing closed at 6:20 p.m.

Motion by John Swanson, seconded by Donna Borton, to recommend to the City Council favorable consideration of the proposed rezoning of the property on the North side of Lincoln Highway and East of 600th Avenue known as the Dowell Property from Agricultural Reserve (AR) to General Industrial (GI). After due consideration and the roll being called, the following named Commissioners voted. Ayes: Swanson, Borton, Duckett, and Farrington. Nays: None. Whereupon, the Vice-Chairperson declared the motion carried.

There were no comments from the public during the open public forum.

The Commission had a discussion of interior side yard setbacks. Mackenzie researched the setbacks for 6 surrounding towns and looked at the percentage the setbacks were to the lot width.

The average for single family and two family dwellings was 23 percent. The current setback for Nevada is 10 feet on a minimum 60 foot lot width which is 33 percent. She suggested decreasing the setback to seven feet on each side which allows six more feet for the house plan.

Shawn Cole reported that Construct received the bid for the 2017 Street Improvements and that they will be meeting in the next week or two to get a schedule of work.

There being no other business to come before the meeting, it was moved by Ron Farrington, seconded by John Swanson, to adjourn the meeting. The roll being called the following named Commissioners voted. Ayes: Farrington, Swanson, Borton, and Duckett. Nays: None. Whereupon, the Vice-Chairperson declared the motion carried. At 6:38 p.m. she adjourned the meeting.

Attest: _____
Donna Mosinski, Deputy City Clerk

Bo Duckett, Vice-Chairperson