***Duncan Planning and Zoning Commission***

***Minutes***

***July 17, 2017***

The regular meeting of the Village of Duncan Planning and Zoning Commission was called to order at 7:30 PM, July 17, 2017 by Pro Tem Chairman Travis Stempek. The Chairman publicly stated to all in attendance that a current copy of the Nebraska Open Meetings Act was available for review and indicated the location of such copy in the room where the meeting was being held. Commission members present were: Gary Schlesinger, Betty Kropatsch, Abby Wright-alternate. Absent: Joe Runquist and Jamie Frey. Also in attendance were Don Reves-Zoning Administrator. Motion was made by Kropatsch and seconded by Wright to approve the agenda. Vote was as follows to approve the agenda: voting aye-Schlesinger, Kropatsch, Stempek and Wright. Voting nay-none. Absent: Runquist and Frey.  The Chairman declared the motion carried. Motion to approve the meeting minutes from the April 17, 2017 meeting was made by Kropatsch and seconded by Wright. Vote was as follows to approve the agenda: voting aye-Schlesinger, Kropatsch, Stempek and Wright. Voting nay-none. Absent: Runquist and Frey.

**COMMUNICATIONS**:

Zoning Administrator-Don Reves notified everyone that the Boys Town School has approached him about buying a couple modular classroom units from the Columbus City Schools. As of this date permits have been requested, but not returned. The units will be set next to the basketball court and anchored down. The person from York, that will be moving the units to school’s location, has had experience in this matter. Reves stated the main thing is that all setbacks are met. Stempek asked if these units were temporary, and Reves’ reply was that he wasn’t sure. Wright said that it appears they would be temporary if the school’s growth continues. Reves continued that the school expansion was in question because if remodeling was to begin at the Boys Town facility the question of bringing the building up to specifications and the cost of remodeling would be expensive. Bringing in modular units would be cheaper than a remodel. Stempek asked if these units would be considered a trailer house and Reves response replied that the units are considered commercial. Schools can be in a R-2, commercial or R-1 areas. Reves still had concerns regarding the modular and he consulted Jeff Ray at JEO Consulting, and Ray’s response was to make sure that the units are anchored down, and setbacks are met according to zoning rules. Stempek stated that he believes that Boys Town will not put water or sewer hookups to the units and Reves concurred.

Comments from the floor - Guests requesting to address the Planning and Zoning Commission- none

**NEW BUSINESS**: None

**OLD BUSINESS**: None

**REPORTS/COMMENTS**:

Commission Member Comments:

Kropatsch reminded at a previous meeting if Commission Member, Joe Runquist, would continue being on the Commission due to his work schedule. Kropatsch reminded the members that Frey will look into this matter.

Commission Chair Comments: None

Zoning Administrator Comments:

Reves stated that he has spoken to a couple different people about the Jareske property that is sale, no one is moving forward on it at this time. Reves said there is room for 8-10 homes and if the Commission knows of any developers that may be interested, please let him know. Reves said he was contacted by a developer with some initial questions. Kropatsch wanted to know if this has been brought up to the Village Board and he reminded her that Planning and Zoning would be the first step in the process. Wright asked if the property could be sold as individual lots, and Reves’ response was that the entire property would have to be sold as one unit in order to be subdivided for drainage, water and sewer. If it would be sold as individual parcels a developer may try to bypass the subdivision regulations, and from past experience, the village is not inclined to repeat this. The question arose about a developer having to pay for the streets. Reves suggestion was, as in Columbus, water, sewer and streets are put in and then assessed to the lots. There is a four inch line that is running along North Boulevard that is not enough to feed a new development, but the engineers, in the long range study, show an eight inch line going up Bumpy Road and all the way to CVA. This line would then continue down North Boulevard to the east of CVA, south all the way to Fifth Street so the south end of the village would be looped together. This recommendation would take care of the low water pressure that is currently in the north part of the village because of a four inch line. Stempek asked if the Village of Duncan would entertain buying the property, develop it, and turn around and sell it to individual owners. Reves felt the village was not in a position to do so, financially. There was discussion regarding financial assistance in putting an eight inch line. Stempek felt that there could be a possibility CVA, along with village, share such costs because of the benefits of both entities. Reasoning for Stempek’s comment came from his conversation with CVA and North Boulevard’s disrepair. Stempek continued that during this conversation the local manager would have to speak with people above him, but the manager felt that there could be a possibility of sharing costs with the village for this project, thus the rationalization for shared costs of a larger water line.

**SCHEDULING NEXT MEETING**: October 16, 2017 at 7:30 p.m.

**ADJOURNMENT**:

Stempek declared the meeting adjourned.

Minutes recorded and submitted by:

Betty Kropatsch, Commission Secretary

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