

# Village of Duncan Planning & Zoning Committee July 21, 2025 Meeting & Public Hearing

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## Planning & Zoning Committee Meeting Minutes

**Date:** July 21, 2025

**Time:** 7:03 PM-8:35PM

**Location:** Village Hall, 906 8<sup>th</sup> St., Duncan, NE. 68634

### 1. Call to Order

- Chairperson Don Reves called the meeting to order at 7:03 PM. Reves 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.

### 2. Roll Call

- Present: Josh Dahlberg, Jeff Oppliger, Don Reves, Betty Kropatsch, Ashley Gurley
- Secretary Marianna Evans & Zoning Administrator Doug Michalak also present.
- Absent: Matt Bates

### 3. Pledge of Allegiance

- Meeting attendees stood and recited the Pledge of Allegiance.

### 4. Approval of Agenda

- Motion to approve the agenda was made by Dahlberg and seconded by Kropatsch.
- Voting Aye: Oppliger, Dahlberg, Reves, Kropatsch and Gurley
- Voting Nay: None
- Chairman declared motion carried

### 5. Approval of Previous Meeting Minutes

- Motion to approve minutes made by Oppliger, seconded by Dahlberg
- Voting Aye: Oppliger, Dahlberg, Reves, Kropatsch and Gurley
- Voting Nay: None
- Chairman declared motion carried

### 6. Public Comments

- No public comments

### New Business

- **A. Proposed New Subdivision—Charles Seedschlag, Meadow Ridge Properties**
- Seedschlag introduced himself to the Commission and handed out his drawing of what the subdivision may look like.
- Drainage issues were discussed in depth between the neighbors and the proposed new subdivision property. Seedschlag aware and reports previous subdivisions that had drainage issues that he resolved. Stated even
- Kropatsch verbalized the importance of working and communicating with the neighbors of this property to avoid any further drainage issues. Seedschlag reported that he understood and would stay in communication with the neighbors on any concerns.

- In closing of the drainage issues, Seedschlag reported that he would have an engineer perform studies on the drainage issues before proceeding any further.
- **B. TIF Education (Mike Bacon, attorney at law)**
- Bacon introduced himself to the Commission and gave an instruction verbally to the public and Commission on how Tax Increment Financing works with a handout given to the Commission.
- TIF is requested by the developer with the proposed new subdivision, if moves forward. Financing used to pay for infrastructure upfront while being repaid over 15 years through property tax. However, the Village would still receive their allotted tax for the area. Bacon stated that the Village would have no liability.
- Blight declaration had been made by the Village Board several years ago. So, next would come the development of a Community Development Agency/Community Redevelopment Agency that would create a Plan and request approval from the Commission and then Village Board.
- Attorney fees may be included in the total developer cost. Bacon reported he could either be the Village TIF attorney or the developer's TIF attorney, but not both.
- **C. Public Hearing Zoning Amendment**
- Motion to open public hearing at 8:17pm by Dahlberg, seconded by Oppliger
- Voting Aye: Oppliger, Dahlberg, Reves, Kropatsch and Gurley
- Voting Nay: None
- Chairman declared motion carried
- Chairman Reves explains the need for the amendment to add hair salons to the conditional use permits under R-1 and R-2 zoning districts. He explained each would still need public hearing and approval of P&Z Committee plus the Village Board. Restrictions can also be made by the Commission if necessary.
- Motion to close public hearing at 8:23pm by Kropatsch, seconded by Gurley.
- Voting Aye: Oppliger, Dahlberg, Reves, Kropatsch and Gurley
- Voting Nay: None
- Chairman declared motion carried
- Motion to recommend the amendment to add barber/hair salon to conditional use permit list under Section 4.06.03 & 4.07.03 to the Village Board was made by Kropatsch, seconded by Oppliger
- Voting Aye: Oppliger, Dahlberg, Reves, Kropatsch and Gurley
- Voting Nay: None
- Chairman declared motion carried
- **D. Zoning Book Updates:**
- Evans stated she does not feel comfortable re-creating the images/maps in the book. Chairman Reves suggested calling Viv with JEO.
- **E. Housing Development Update – Steve L. Subdivision:**
- Zoning report- none

### Next Meeting Date

- October 20, 2025 at 7:00 PM

### 7. Adjournment

- Adjournment was made at 8:35 PM by Chairman Reves

Minutes recorded and submitted by:

Marianna Evans, Commission Secretary

All meetings are open to the public and a current agenda for said meetings will be posted at the Village Office, Post Office & T-Bone 2 on the Thursday prior to meeting and available for public inspection in the office of the Village Clerk.