

Huxley Planning and Zoning Commission

July 21, 2014 Regular Meeting

7:00 PM – Huxley Safe Room

1.0) CALL TO ORDER AND ROLL CALL: Member Dave Rietz called the Meeting to order at 7:00 PM. P&Z members present:

Gordon Mosher, Dave Rietz, Seana Godbold, Leila Gardunia, Larry Wilson and Mark Johnson. Absent- Roger Bierbaum.

Guests present: Jeff Johnson, Garrett Piklapp, Matt Sherwood, Joel Lewicki-Fareway Stores; Matt Heath- McClure Engineering; Jody Gealow, Duane Gealow- Huxley residents; Marge Nerness- Huxley Resident; Heather Luke, Scott Luke- Huxley Residents; Eric Charter- Huxley Resident.

Staff present: Justin Moore- Zoning Administrator, John Haldeman- City Administrator, Greg Roth- City Engineer Veenstra & Kimm.

2.0) MOTION TO APPROVE THE MINUTES FROM THE FOLLOWING MEETINGS:

2.1) June 16, 2014 Regular Meeting – Motion by Gardunia, to approves the minutes of the June 16, 2014 meeting. Second by Godbold. 6 Ayes, 0 Nays. -Motion Carried-

COMMISSION AGENDA ITEMS

3.0) DISCUSSION AND POSSIBLE ACTION ON RECOMEDNING A SITE PLAN SUBMITTED BY FAREWAY STORES FOR CONSTRUCTION OF A NEW STORE AT PROPERTY ALONG HIGHWAY 69.

- Zoning Administrator Justin Moore explained that Fareway Stores had submitted a site plan for a proposed grocery store to be constructed at a location along Highway 69 in Huxley located just north of the South Story Bank & Trust building. Moore went over items on the site plan with regard to screening, lighting, layout and various other details with questions from the commission.
- Matt Heath with McClure engineering answered questions with regard to Fareways design for the site plan on behalf of Fareway.
- Commission member Godbold suggested that Fareway have landscaped islands in the parking lot to break up expanses of pavement in the parking lot. Members Gardunia and Johnson agreed and asked if Fareway could incorporate those items into the site plan.
- Fareway representatives explained their reasoning for not including those at this time. Commission members urged Fareway to look at adding landscaped islands.
- Zoning Administrator Moore suggested that at the next meeting, the commission could discuss options with regard to further clarifying the landscape ordinance.

It was moved by Wilson to recommend the site plan for a proposed Fareway Store along Highway 69 to the City Council. Second by Mosher. 6 Ayes, 0 Nays. –Motion Carried-

4.0) DISCUSSION AND POSSIBLE ACTION ON SIGN ORDINANCE WITH REGARD TO CHAPTER 165.32 PARAGRAPH(A) SUBSECTION(28) OF THE HUXLEY CITY CODE CLARIFYING CRITERIA FOR 50% OR MORE DAMAGE TO A SIGN.

- Zoning Administrator Moore advised the commission that drafted language was being given to them for consideration for clarifying 50% or more damage in the non-conforming section of the sign ordinance per direction from City Council in June.
- Commission members reviewed the language after Moore explained the reasoning and points in the language which dictated the criteria by which to determine the damage threshold and thus require conformity to the existing code.

It was moved by Rietz to recommend language clarifying 50% or more damage to a non conforming sign to the City Council. Second by Wilson. 6 Ayes, 0 Nays. –Motion Carried-

5.0) INFORMATIONAL- SUBDIVIDING AND PLAT REVIEW FOR PLANNING & ZONING REGARDING LAND ALONG HIGHWAY 69 TO BE SUBDIVIDED PER ADMINISTRATIVE REVIEW.

- Zoning Administrator Moore advised for informational purposes of the proposed subdivision and plat of the remaining land that the Fareway store is located on along Highway 69.

6.0) MISCELLANEOUS/OTHER ITEMS

- Moore asked the commission about putting the comprehensive plan update goals on the next agenda so that the commission could look over the goals and identify areas they may want to focus on sending to Council. Commission members agreed.
- New member Mark Johnson introduced himself further and stated he is excited to serve on the commission.

Motion by Wilson and second by Gardunia to adjourn. 6 Ayes 0 Nays. The Planning & Zoning Commission stood adjourned at 8:27pm.

Minutes by Justin Moore
Zoning Administrator

Upcoming Meetings

- August Meeting- Monday August 18, @ 7:00pm at City Hall
- September Meeting- Monday September 15, @ 7:00pm at City Hall