Zoning (Planning) Commission

Minutes of Meeting Held on Thursday July 6, 2017

At 7 P.M.

At the Sterling Fire Hall Meeting Room

Members Present:

Roger Huls

Joe Pella

Gary Behrens

Ashley Moss

Jordan Pavey

Meeting Called to Order at 7:00 P.M.

Pledge of Allegiance led by Gary Behrens

Roll Call. Present. Ashley Moss, Joe Pella, Roger Huls, Jordan Pavey, and Gary Behrens.

Others Present: Jeff Ray and Josh (JEO), Roger Hunt

Reading of minutes from Tuesday June 6, 2017. Gary motions to approve minutes from last meeting, seconded by Joe Pella. Vote. All yeas. Motion Carried

Open Meetings Act posted on the wall if anybody would like to read and review

Jeff from JEO talks about rewriting zoning books. Looking over things that need to be kept, added, and removed. Sectionally Oriented Business’s, we can regulate the secondary effects but cannot remove them. Need to add new legislation for airport regulations including sub towers and windmills. Wind generation towers for residential and business, need to set regulations, as well as solar power panels. One or two residential zones, two commercial zones, one agriculture zones, and one industrial zone is all that’s needed. Minimum square footage for residential properties requested to be set at 1000 square footage. Accessory Buildings need to be added to definitions, cannot be larger than the square footage of the house or taller than the house itself, limit to accessory buildings to two and cannot exceed more than 50% of the lot, and the buildings must be at least 10ft apart. No home-based business inside an accessory building. Add yard graphics to lot definitions for setbacks. On corner lots side yard setbacks will be 10ft. Conditional use permits to be checked in one year, if conditions are not met, your permit can be revoked. Transitional agriculture looks good and no changes needed. Residential zones change to only having medium density residential districts, add pools to being allowed as an accessory use. Get rid of residential lakeside district as the town does not have a lake. Get rid of residential mobile home districts. Highway Commercial districts, need to add to the list sale of seed and seed storage. Downtown Commercial District, no changes needed. General Commercial district removed from zoning books. Light industrial district, rewrite section C -1-C.

Planned unit development, no longer needed. Add flow chart diagram for permit approvals. Sign ordinance add pictures sign descriptions. Board of Adjustments, no changes needed. Zoning maps, fix zones that have been removed or what has been changed recently.

Roger Hunt requests zoning permit for car port permit at 475 HWY 41 Sterling, NE. Permit approved.

Chuck Wingert zoning permit requested to enclose patio at 585 Main Street Sterling, NE. Permit approved.

Barb Heusman zoning permit requested to build deck onto house at 180 Lincoln Street Sterling, NE. Permit approved.

Kenneth Wentz zoning permit requested for garage at 325 Iowa Street Sterling, NE. Permit Approved.

Kenneth Wentz Demolition permit requested to take down current garage, to replace with new, that was approved above. Permit approved.

Dareld Weber Demolition permit at 480 Ohio Street Sterling, NE. Permit approved.

Tony Castillo was sent a letter that building permit was approved in 10-30-2016 and is not in compliance. Joe Pella motions that Roger Huls can give an extension of permits until next meeting only, so it can be approved for an extension. Person who requested the permit must be present. Seconded by Ashley Moss. Vote. All yeas. Motion Carried.

Joe Pella will be out of town August, September, and October meetings, and is asking to be excused from the meetings. Jordan Pavey motions to excuse Joe Pella from the meetings for leave of absence. Seconded by Ashley Moss. Vote Joe Pella abstained from vote. All yeas. Motion Carried.

Joe Pella motions to adjourn the meeting. Seconded by Ashley Moss. Vote. All yeas. Motion carried.

Meeting adjourned at 8:48 P.M.