

CITY OF YUTAN
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YUTAN, NE 68073
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EXTRACT FROM MINUTES OF A YUTAN PLANNING COMMISSION MEETING, IN THE COUNTY OF SAUNDERS, STATE OF NEBRASKA HELD AT THE YUTAN CITY HALL IN SAID CITY ON THE **14th DAY OF MAY 2024, AT 6:00 p.m.**

Notice of the meeting was given in advance thereof by posting notice, a designated method for giving notice, as shown by the Certificate of Posting Notice attached to these minutes. Notice of this meeting was given to all members of the Yutan Planning Commission, and a copy of their acknowledgment of receipt of notice and the agenda is attached to these minutes. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public.

The meeting was called to order at 6:00 p.m. by Chairperson Duffy.

Duffy informed all individuals present of the location of the Open Meetings Act.

Approval of the 14 November 2023 Minutes was postponed for the next meeting.

Planning Commission Members Winn, Kitt, Smith, Duffy, and Shea were present. Gay was absent; one seat is currently vacant.

1. No Open Discussion Occurred
2. Appointment of Chairperson & Secretary
 - Motion to nominate Duffy as chairperson was made by Winn and seconded by Kitt; Motion passed (YEAH: Shea, Winn, Duffy, Smith, and Kitt; NAY: None).
 - Motion to nominate Winn as secretary was made by Duffy and seconded by Kitt; Motion passed (YEAH: Shea, Winn, Duffy, Smith, and Kitt; NAY: None).
3. Roll Conditional Use Request
 - a. City Staff Robert Costa presented the staff report for a conditional use request involving an 8-foot fence on property zoned as industrial.
 - b. Chairman Duffy opened the public hearing at 6:09 p.m. and closed at 6:11 p.m.
 1. The applicant, Brad Roll, was offered a chance to speak.
 2. Discussion occurred between Staff and Commission members regarding their role in the conditional use process and possible motions.
 - c. Motion to adopt the suggested findings of fact and recommend granting approval of the conditional use request was made by Smith and seconded by Winn; Motion passed (YEAH: Shea, Winn, Duffy, Smith, and Kitt; NAY: none).

4. Clear Creek Acres Preliminary Plat
 - a. City Staff Costa presented the staff report for the proposed subdivision.
 - b. Chairman Duffy opened the public hearing at 6:26 p.m. and closed at 6:39 p.m.
 1. J.C. Long discussed OPPD policy of installing utilities only upon filing of the final plat.
 2. The subdivider, Mitch Storm, spoke on behalf of his application.
 - c. Motion to adopt the suggested findings of fact, modify Condition #8 of the conditions of preliminary plat approval to be addressed by the City Council, and recommend preliminary plat approval of the subdivision was made by Winn and seconded by Smith; Motion passed (YEAH: Shea, Winn, Duffy, Smith, and Kitt; NAY: none).

5. Discussion on a proposed zoning update occurred. No action was taken.

A motion to adjourn at 7:00 was made by Smith and seconded by Shea; motion passed (YEAH: Shea, Winn, Duffy, Smith, and Kitt; NAY: none). Meeting adjourned.

Next Scheduled Meeting - Tuesday, June 11, 2024, at 7:00pm

Robert Costa, Community Engagement