

EXTRACT FROM MINUTES OF PLANNING COMMISSION MEETING, IN THE COUNTY OF SAUNDERS, STATE OF NEBRASKA HELD AT THE YUTAN CITY HALL IN SAID CITY ON THE **8th DAY OF APRIL IN 2025, AT 7:00 pm.**

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 7:00 p.m. by Chairperson Duffy. Planning Commissioners Duffy, Shea, and Vandenack were present; alternate member Ryan Chapman was present and voting.

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

1. Approval of the meeting minutes for March 2025.
 - a. Motion to approve the meeting minutes was made by Shea and seconded by Chapman; motion passed unanimously (4-0).
2. Election of Officers
 - a. Prior to any motions, Commissioner Duffy officially resigned from the position of Chairperson to allow the seat to be open and available to all regular members.
 - b. Motion to nominate Joe Vandenack as Chairperson was made by Duffy – prior to receiving an official second on the motion, Vandenack motioned to nominate Duffy as Chairperson; City Staff suggested that the first motion (to nominate Vandenack) be given an opportunity to receive a secondary affirmation and vote before additional motions be considered – after discussion, the motion to nominate Joe Vandenack as Chairperson was seconded by Shea; motion passed (3-0, in favor: Chapman, Duffy, Shea; with Vandenack abstaining).
 - c. Motion to nominate Duffy as Vice Chairperson, beginning on the effective date of Ordinance #812 (which officially creates the position of Vice Chairperson), was made by Shea, seconded by Vandenack; motion passed (3-0, in favor: Chapman, Shea, Vandenack; with Duffy abstaining).
3. Open Discussion:
 - a. Warren Mommsen: Explained his experience trying to build an addition to an existing garage on his residential property. Supports increasing the allowed percentage of lot coverage for residential accessory buildings from 10% to 15%. Seeks to allow him and his neighbors the opportunity to add value by allowing additional storage and workshop space.
4. Discussion: Zoning Revision
 - a. Community Planner Robert Costa discussed aspects of the existing zoning ordinance, overall development patterns within the community, and other topics to guide discussion about the Commission's zoning priorities and preferences. Discussion occurred in response to those topics. No action was taken.

Meeting adjourned at 8:36pm.

Next scheduled meeting: Tuesday, May 13, 2025, at 7:00 pm.

Meeting minutes prepared by City Staff, and approved by vote of

the Planning Commission on the _____ day of _____, 2025.