

**AGENDA FOR THE REGULAR MONTHLY MEETING OF THE PLANNING
COMMISSION OF THE CITY OF AUBURN, NEMAHA COUNTY,
NEBRASKA, TO BE HELD AT THE CITY HALL AT 1101 J STREET
AT 7:00 O’CLOCK P.M., JANUARY 23, 2018**

1. **Roll Call.**
2. **Announce** – Open Meetings Act is posted.
3. **Approve** Previous Meeting Minutes.
4. **7:10 P.M. – PUBLIC HEARING** to obtain public comment prior to consideration of a proposed recommendation for an amendment/supplement to the City of Auburn Code of Ordinances, Chapter 152: Zoning, Section 152.033 R-2 Residential District, Subsection “(E) Special Exception Uses”, to allow the addition of “Real Estate Sales/Services Office(s) and Title Insurance Companies.

Recommendation to the City Council.
5. **Adjournment.**

Note: If you are unable to attend the meeting, please notify Dave Davis (davedavis73@gmail.com). Thank you.

MINUTES OF THE PLANNING AND ZONING (P&Z) COMMISSION OF THE CITY OF AUBURN, NE –
7:00 PM, DEC. 26, 2017

Members present: Dave Davis, Doug Jones, Andy Askins, Merri Johnson

Members absent: Brandon Ruediger, Derek Hemmingsen, Heath Christiansen

Also present: Ryan and Jackie Lunzmann

Chair Davis announced that the Open Meetings Act law was posted as required.

Approve Previous Meeting Minutes. Motion by Andy Askins, seconded by Doug Jones, to approve the minutes of the regular meeting on November 28, 2017. Roll Call: Davis, yes; Jones, yes; Johnson, yes; Askins, abstain. Motion carried.

Consider the specific language for the proposed special exception use to be worded in the city code. At the November 28, 2017, P&Z Commission meeting, the P&Z Commission passed a motion “to pursue modifying the R-2 Residential description under Special Use Exceptions, Sec. 152.033, (E), to include real estate offices and similar type businesses.” Subsequent to that meeting, City Attorney Angelo Ligouri proposed the term “real estate services office(s)” as the wording to be added to the list of Special Exception Uses in an R-2 Residential District.

Consideration of the proposed wording focused on how specific the wording should be. The consensus of the P&Z Commission was that the proposed wording of “real estate services office(s)” was acceptable. However, the P&Z Commission requests that a definition of “real estate services” be added to the Definitions Section of the Code. The Commission suggests that real estate title services, insurance services, realty services, Certified Public Accountants, and attorneys be included in the definition, and also recommends that the City Attorney research a definition of real estate services with the State of Nebraska.

Motion by Doug Jones, seconded by Andy Askins, to adjourn the meeting at 7:37 p.m. Motion carried.

The next regular meeting of the Planning and Zoning Commission is scheduled for 7:00 p.m., January 23, 2018.

Merri Johnson, Secretary

**NOTICE OF PUBLIC HEARING
CITY OF AUBURN, NE. PLANNING COMMISSION
ZONING AMENDMENT/SUPPLEMENT
TO §152.033(E) R-2 RESIDENTIAL DISTRICT**

Public Notice is hereby given by the Planning Commission of City of Auburn, NE., that a Public Hearing will be held at 7:10 p.m. on Tuesday, January 23, 2018, at Auburn City Hall, 1101 “J” St., Auburn, NE. 68305, with said meeting being open to public attendance. An agenda for such meeting is kept continuously current, and is available for public inspection at the City Clerk’s Office at Auburn City Hall. A public hearing will be conducted by the Planning Commission of the City of Auburn, NE. in its own capacity.

The purpose of the public hearing is to obtain public comment prior to consideration of a proposed recommendation for an amendment/supplement to the City of Auburn Code of Ordinances, Chapter 152: Zoning, Section 152.033 R-2 Residential District, Subsection “(E) Special Exception Uses”, to allow the addition of “Real Estate Sales/Services Office(s) and Title Insurance Companies”.

All interested parties shall be afforded at such public hearing a reasonable opportunity to express their views regarding the amendment/supplement proposed for consideration and possible recommendation to the City Council. Individuals requiring interpreter services, Braille, large print or recorded materials please contact the City Clerk, at Auburn City Hall or by telephone at (402) 274-3420.

Sherry Heskett, City Clerk
City of Auburn, NE.