



City of Auburn

1101 J Street
Auburn, Nebraska 68305

402-274-3420
402-274-4154
www.auburn.ne.gov

MAYOR

Dan White

COUNCIL MEMBERS

Katy Billings

Shawn Clark

Tom Clark

Chris Erickson

Rick Janssen

Jeff Jeanneret

NOTICE OF THE REGULAR MONTHLY MEETING OF THE PLANNING COMMISSION OF THE CITY OF AUBURN, NEMAHA COUNTY, NEBRASKA


STATE OF NEBRASKA)
COUNTY OF NEMAHA) ss.
CITY OF AUBURN)

TO THE MEMBERS OF THE PLANNING COMMISSION OF THE CITY OF
AUBURN, NEMAHA COUNTY, NEBRASKA, AND TO WHOM IT MAY
CONCERN:

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Auburn, Nemaha County, Nebraska, will meet in Regular Session at City Hall, 1101 J Street, on the 18th day of February, 2020 at 7:00 o'clock P.M. An agenda for such meeting kept continuously current is available for public inspection at the office of the City Clerk.

The Meeting may be adjourned from day to day and from time to time as the Governing Body of said Municipality may determine and direct as provided by law.

Dated this 12th day of February, 2020.


Denise Eggers, Deputy City Clerk
City of Auburn, Nemaha County, Nebraska



EQUAL HOUSING OPPORTUNITY

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., FEBRUARY 18, 2020

1. **Roll Call.**
2. **Announce** – Open Meetings Act is posted.
3. **7:00 p.m., or as soon thereafter as possible, – PUBLIC HEARING** on request for change of zoning from C-1 Commercial to R Residential for property described as follows, to-wit: Lot 1, Block 4, Courthouse Addition to the City of Auburn, Nemaha County, Nebraska (2002 O Street).

Action – Motion and Recommendation of the Planning Commission to the Auburn City Council.
4. **Approve Previous Meeting(s) Minutes.**
5. **Adjournment.**

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

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that pursuant to a request heretofore, made and submitted to the Planning Commission of the City of Auburn, Nemaha County, Nebraska, said Planning Commission will consider the amendment, supplement, change, modification, and-or repeal of the zoning regulations, restrictions, and boundaries, of the City of Auburn, Nemaha County, Nebraska, with respect to a request for change of zoning from C-1 Commercial to R Residential for property described as follows, to-wit: Lot 1, Block 4, Courthouse Addition to the City of Auburn, Nemaha County, Nebraska (2002 O Street).

That a PUBLIC HEARING will be held on the request for change of zoning by said Planning Commission at the City Hall, 1101 "J" Street, Auburn, Nebraska, on the 18th day of February, 2020, at the hour of 7:00 o'clock P.M., concerning and in relation to said request for change of zoning at which time parties in interest and citizens shall have an opportunity to be heard; that subsequent to said Public Hearing said Planning Commission shall submit to the Governing Body of said City its advice and recommendations upon, concerning and in relation to said request for change of zoning including, but not limited to, specific recommendations of said Planning Commission for the amendment, supplement, change, modification and-or repeal of the zoning regulations, restrictions, and boundaries of said City with respect to said request for change of zoning.

Dated this 28th day of January, 2020.

Planning Commission of the City of Auburn,
Nemaha County, Nebraska

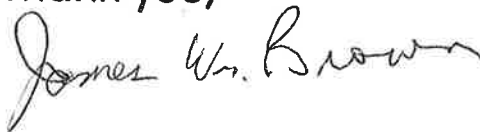
12/20/2019

To whom it may concern

I, James Wm. Brown, would like to request my property at 2002 O street in Auburn be rezoned as residential. I have applied for assistance through SEDNDS to get some badly needed repairs done, that I can no longer do because of my disabilities. They can only do these repairs if it is residentially zoned. I have owned this property for over 25 years and made many improvements when I was able to. I'm unable to walk and have a very low income, so it would be very great help if I could get these repairs done. Thank you for your consideration.

Legal Discription: Lot 1, Block 4, Courthouse Addition to the City of Auburn, Nemaha County, Nebraska.

Thank you,

A handwritten signature in cursive script that reads "James Wm. Brown". The signature is written in dark ink and is positioned below the "Thank you," text.

James Wm. Brown



Corporate Limits

ACR

**See note below -
Terrace Heights Additions

JARO FIRST ADDITION

DAVISON ADDITION

HARMONY HOMES ADDITION

PINE RDST ADDITION

COURTHOUSE

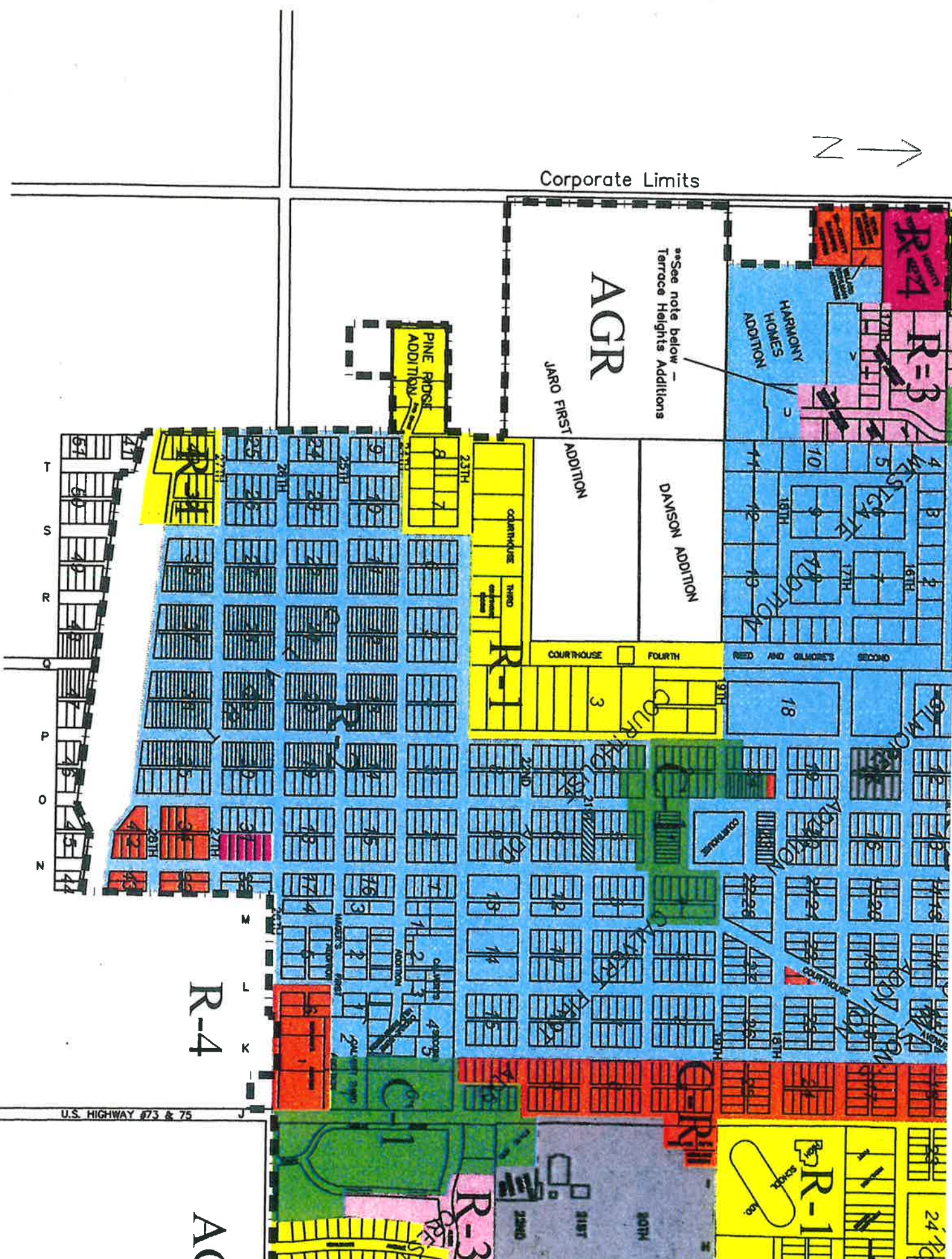
FOURTH

REED AND GILMORE'S SECOND

R-4

AC

U.S. HIGHWAY #73 & 75



MINUTES OF THE MEETING OF THE PLANNING AND ZONING (P&Z) COMMISSION OF THE CITY OF AUBURN, NE – 7:00 PM, 11/ 19/2019

Agenda Item 1: The roll was called. Members present: Dave Davis, Doug Jones, Tony Johnson, Amber Kinnaman, James Fogarty, Derek Hemmingsen

Also present: John and Theresa Lindinger

Agenda Item 2: The Meeting was called to order at 7:01 pm. by Chair Davis. and announced that the Open Meetings Act law was posted as required.

Agenda Item 3: Chair Davis opened the public hearing for the purpose of John and Theresa Lindinger's request to change the zoning from R-2 to C-R for the property at which they reside and own: Sheridan Addition to Auburn, Block 46, Lots 1,2,3, (505 M ST).

Discussion:

John Lindinger stated his reasons for requesting the change

- Possibility of storage of business equipment in the future, although he has no business plans at this time
- R-2 allows for a 900 square foot building that is 18 feet or lower in height on the property, and the Lindingers would like to explore a 1200 square foot building that may be taller than 18 feet, due to the need for taller entrance.

Lindinger then submitted signed statements from surrounding neighbors stating they were not opposed to the change the Lindingers were requesting.

The planning and zoning members discussed the adjacent properties' zoning: Industrial to the west, C-R to the east, the edge of town to the north, and R-2 to the south. The request of changing the zoning to match the commercial residential zone to the east of the property seemed reasonable.

Chair Davis reported he has talked with Dave Hunter of the Auburn Board of Public works, and Dave said he did not have an issue with the zoning change. Discussion continued about a 6 inch water main being needed for a commercial residential area, but that was not determined to be an obstacle to the change. Member James Fogarty had questions about the height of the utility lines in the area, with the possibility of larger equipment moving in and out. Again, it was not determined to be an obstacle to the change.

There being no further comments or questions, Chair Davis closed the Public Hearing at 7:08 pm

Action: Motion made to change the zoning of the said property from R-2 to C-R by Fogarty, seconded by Johnson. Vote was taken. Roll Call: Doug Jones, yes; Tony Johnson, yes; Amber Kinnaman, yes; James Fogarty, yes; Dave Davis, yes; Derek Hemmingsen, yes. Motion carried.

Agenda Item 4: Approve of minutes from the prior PZ commission meeting, 7:00 PM, 09/19/2019. Members voted unanimously to approve.

Agenda Item 5: Chair Davis called for adjournment at 7:15 p.m., which was unanimously approved.

Amber Kinnaman, Acting Recording Secretary for the 11/19/2019 Meeting.

MOTION & RECOMMENDATION OF THE PLANNING COMMISSION OF
THE CITY OF AUBURN, NEMAHA COUNTY, NEBRASKA
TO THE CITY OF AUBURN, NE, CITY COUNCIL

WHEREAS, a written petition has been submitted to the City Council through the City Clerk by the real estate owners (John & Theresa Lindinger) of Lots 1, 2, and 3, Block 46, Sheridan Addition to the City of Auburn, Nemaha County, NE, Parcel I.D. No. 640012043, (street address: 504 "M" St.), for amendment, modification, and-or change of the current R-2 Medium Density Residential district classification of the real estate to C-R Commercial/Residential District classification;

WHEREAS, the petition for proposed amendment, modification, and-or change has been referred to the City Planning Commission for its study and recommendation to be made after public hearing, to the City Council; (Code Sect. 152.002, Neb. Rev. Stat. §§ 19-904 & 19-905)

WHEREAS, proper public legal notice was published pursuant to Neb. Rev. Stat. § 19-904 in the Nemaha County Herald on the 7th day November, 2019 and posted on the property at least 10 days prior to public hearing as required by Nebraska Law;

WHEREAS, the petition of the property owners has come on for Public Hearing before the City Planning Commission, meeting in public forum at City Hall Chambers on this 19th day of November, 2019, at 7:00 p.m., or as soon thereafter as may be heard, to hear and receive public comment from citizens of the City, and parties that may be directly affected by the proposed amendment or change.

WHEREAS, the City Planning Commission after receiving public comment at public hearing, and studying the proposal to determine:

- (1) The need and justification for the change;
- (2) The effect of the change, if any, on the subject property and surrounding properties;
- (3) The amount of undeveloped land in the general area and in the City having the same district classification as requested; and
- (4) The relationship of the proposed amendment or change to the purposes of the City's general planning program, with appropriate consideration as to whether the proposed change will further the

purpose of City Code Chapter 152: Zoning and the City's Comprehensive Plan.

NOW THEREFORE, HEREBY ADOPTS AND RECOMMENDS AS FOLLOWS:

1. That the property owners petitioned-requested amendment or change to the district classification of their above identified property from R-2 Medium Density Residential district classification to C-R Commercial/Residential District classification of real estate be adopted and approved by the Auburn City Council after separate public hearing pursuant to required legal notice.
2. That the Official City Zoning Map may be amended to show said recommended change after consideration and approval by the City Council.

PASSED and APPROVED, this 19th day of November, 2019.

David L. Davis, Chairman

David L. Davis, Chairman,
Planning Comm. Of the City of
Auburn, Nemaha Cty, NE

ATTEST:

Amber D. Hui

Acting Secretary of the Planning Comm.
Of the City of Auburn, NE