



City of Auburn

1101 J Street
Auburn, Nebraska 68305

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

MAYOR

Dan White

COUNCIL MEMBERS

Katy Billings

Shawn Clark

Tom Clark

Chris Erickson

Rick Janssen

Jeff Jeanneret

NOTICE OF 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, THE PUBLIC, AND TO ALL IT
MAY CONCERN:

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of
Auburn, Nemaha County, Nebraska, will meet in Regular Session on **Tuesday, the
16th day of June, 2020, at 7:00 o'clock P.M.**, which meeting will be open to the
general public with the updated Agenda on the City website at auburn.ne.gov.

In conformity with the Center of Disease Control (CDC) guidelines, State
Governor's Executive Order 20-03, DHHS, the SEDHD, and conforming with social
distancing directives by both Federal and State Government to provide for the
Public's health and wellbeing during this public health pandemic, this meeting is
open to the Public through Zoom.com, Zoom Virtual Meetings, available on your
computer and mobile device with internet access. Please contact Auburn City Hall at
(402) 274-3420 or go to the Auburn City website at auburn.ne.gov, column: "In the
News", for meeting passcode. The Nebraska Open Meetings Act is posted on the City
website.

NOTICE is hereby given that the Planning Commission of the City of
Auburn, Nemaha County, Nebraska, will meet in open session through Zoom.com
and the Zoom meetings app., for the objects and purposes stated on the meeting
Agenda.

Dated the 10th day of June, 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, AT 7:00 O’CLOCK P.M., JUNE 16, 2020

Attendance at this Public Meeting is being conducted through Zoom Virtual Meetings consistent with the Governor’s Executive Order No. 20-03, extended through June 30, 2020, consistent with current Directive Health Measures, and recommendations of the CDC and NDHHS.

For the safety and health of the Public and in making all necessary efforts to avoid the possible spread of the COVID-19 virus please stay home and participate through Zoom Meetings on your computer or the Zoom Meetings App on your mobile device. Please contact City Hall (402) 274-3420 or check the City of Auburn website at auburn.ne.gov for meeting access information.

Thank you and see you online!

1. **Roll Call.**
2. **Announce** – Open Meetings Act is posted.
3. **Approve** Previous Meeting(s) Minutes.
4. **7:05 p.m. PUBLIC HEARING** to obtain public comment on consideration of a proposed real estate lot rezoning request for 2613 “N” Street, Auburn, NE, legally described as the West 40 ft of Lots 2, 3, & 4, Block 32, in the original town of Calvert, now Auburn, Nemaha, Nebraska. The above described real estate is currently zoned R-2 Medium Density Residential District pursuant to City Code Section 152.033. The real estate Owner has made written petition to rezone the real estate to C-R Commercial/Residential District pursuant to City Code Section 152.037.

Action – Consideration of Motion and Recommendation of the Planning Commission to the Auburn City Council.
5. **CONSIDERATION of Amber and Bryan Kinnaman’s request** to vacate a portion of 9th Street west of “P” St.
6. **Adjournment.**

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

**NOTICE OF PUBLIC HEARING
CITY OF AUBURN, NE., PLANNING COMMISSION
REAL ESTATE REZONING REQUEST
AT 2613 "N" STREET, AUBURN, NE.**

Public Notice is hereby given by the Planning Commission of the City of Auburn, NE., that a Public Hearing will be held at 7:05 p.m. on Tuesday, June 16, 2020, with said meeting being open to public attendance through the ZOOM MEETINGS App or Zoom.com, available on computer or mobile device with internet access. 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 real estate lot rezoning request for 2613 "N" St., Auburn, NE., legally described as: *The West 40 ft of Lots 2, 3, & 4, BLK 32, in the original town of Calvert, now Auburn, Nemaha County, Nebraska.* The above described real estate is currently zoned R-2, Medium Density Residential District pursuant to City Code Section 152.033. The real estate Owner has made written petition to rezone the real estate to C-R Commercial/Residential District pursuant to City Code Section 152.037.

All interested parties shall be afforded at such public hearing a reasonable opportunity to express their views regarding this Real Estate Rezoning Request 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.

MINUTES OF THE PLANNING AND ZONING (P&Z) COMMISSION OF THE CITY OF AUBURN, NE – 7:00 PM, FEB. 18, 2020

Chair Davis called the meeting to order at 7:00 p.m. and announced that the Open Meetings Act law was posted as required.

The roll was called. Members present: Dave Davis, Doug Jones, Tony Johnson, Amber Kinnaman, Merri Johnson

Members absent: Derek Hemmingsen, James Fogarty

Also present: Angelo Ligouri, City Attorney; James Wm. Brown

7:01 p.m. Chair Davis opened the Public Hearing on the request of James Wm. Brown for change of zoning from C-1 Commercial to Residential for property described as: Lot 1, Block 4, Courthouse Addition to the City of Auburn, Nemaha County, Nebraska (2002 O Street).

Mr. Brown noted that he was a 25-year resident of the property at 2002 O Street, which was originally operated as a gas station. Mr. Brown is seeking a grant through the City of Auburn's Housing Rehabilitation Program. Said grant requires that the property be zoned as Residential. Several Commission members inquired about the status of the grant, which City Attorney Ligouri confirmed as being currently in the application phase, with approvals being granted very swiftly. The Commission considered the surrounding zoning designations and uses (Calvert Elementary, St. Paul's Lutheran Church, nearby residential lots and a few businesses) and the desirability of the property in question being zoned for commercial vs residential use in the future.

There being no further comments or questions, Chair Davis closed the Public Hearing at 7:15 p.m.

Motion by Tony Johnson, seconded by Doug Jones, to recommend to the Auburn City Council that the zoning of Lot 1, Block 4, Courthouse Addition to the City of Auburn, Nemaha County, Nebraska (2002 O Street) be changed from C-1 Commercial to R-2 Residential. Roll call: Doug Jones, yes; Tony Johnson, yes; Amber Kinnaman, yes; Merri Johnson, yes; Dave Davis, yes.

Motion by Tony Johnson, seconded by Doug Jones, to approve the minutes of the November 19, 2019, Planning and Zoning Commission meeting. Roll call: Tony Johnson, yes; Amber Kinnaman, yes; Merri Johnson, yes; Dave Davis, yes; Doug Jones, yes.

Chair Davis called for adjournment at 7:19 p.m., which was unanimously approved on ye or nay voice vote.

Merri Johnson, Recording Secretary

April 29, 2020

City of Auburn

To Whom It May Concern,

As owner of this property, this letter is being written to request the rezoning of ***The West 40 feet of Lot 2, Lots 3 and 4, Block 32 in the original town of Calvert, now Auburn, Nemaha County, Nebraska*** from Residential to Commercial-Residential. The surrounding properties are zoned Agriculture Residential, Residential Transition, and Commercial Residential.

This property includes the former Auburn Baptist Church Building and ground. Rezoning of this property will allow for improvements and repurposing of current building and future development opportunities.

Sincerely,



Jeff W Jones

1800 23rd
Auburn, Ne 68305

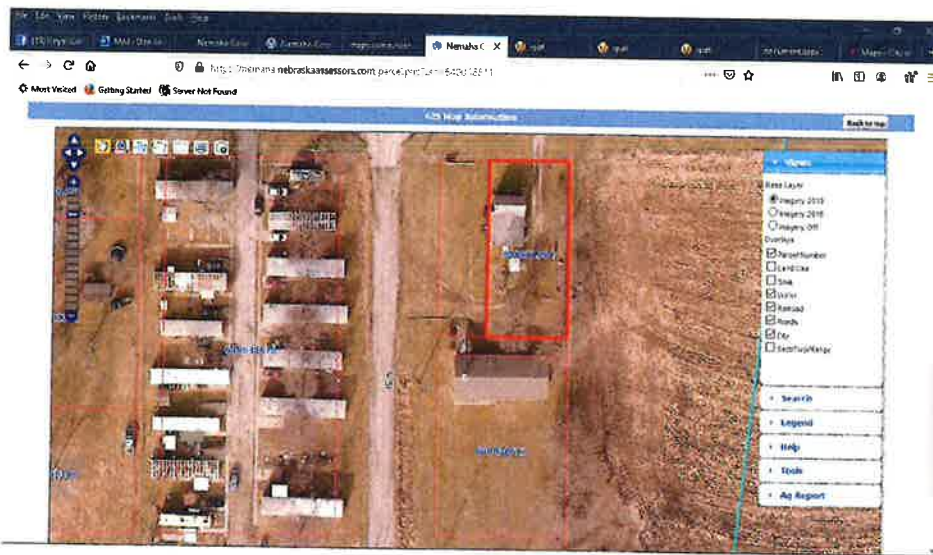
402/274-7928

Sherry Heskett

From: Auburn Rentals <auburnrentals.ne@gmail.com>
Sent: Monday, May 11, 2020 10:26 AM
To: Sherry Heskett
Subject: 1319 26th street

I understand that the Baptist church behind my property has been sold to Jeff Jones. He is looking to make this into a house and also storage and to rezone to that effect. The alley between that property and mine has been built on by the previous owner and is impeding my lawful access. Currently we have allowed this impediment to continue as access was a mutual decision across the church parking lot. With the change of use of this plot the alley needs to be reinstated to be usable by adjacent landowners. An alternative would be to reposition the alley to the north, on my land where the driveway is currently and the land to the west of my property be transferred to me in consideration. Mr Jones has hinted at this previously but moving the alley would involve the city.

Please bring this to the attention of the city attorney, board of commissioners for planning and zoning and the county surveyor. I await their replies.



Don Law
816 248 6966



Virus-free. www.avg.com

Planning and Zoning Committee,

We are requesting platted 9th street running in front of our home at 1604 9th Street, formerly 820 P Street, be abandoned. We own the land on both sides of the unused, unpaved 9th street. The request is for the following reasons:

- We are improving the property by using the original basement and building a new, two story home where the original home once was. Using the existing basement and utilities is a cost saving advantage.
- We are working with the existing landscape to improve the property. The existing trees and shrubs were in place when we purchased the property.
- The larger lot is in keeping with the character of the area. The properties to the north on P street are acreage type properties.

The improvement of this property will increase the value and is therefore an advantage to the city. A former owner of the property had constructed pens and planted trees in the middle of the platted street, and the property owners at the west end of the platted street have constructed a fence through the street. Our property has been sold twice since the pens were constructed, and to our knowledge the city has not asked that space to be cleared until August 1, 2019, when we requested the easement for the street be narrowed. Dave Hunter then requested we clear all trees and shrubs from the area, and the city would move the utility lines. Because of the request to clear the trees, we have elected to request the platted 9th street be abandoned. No utility easement will be infringed upon.

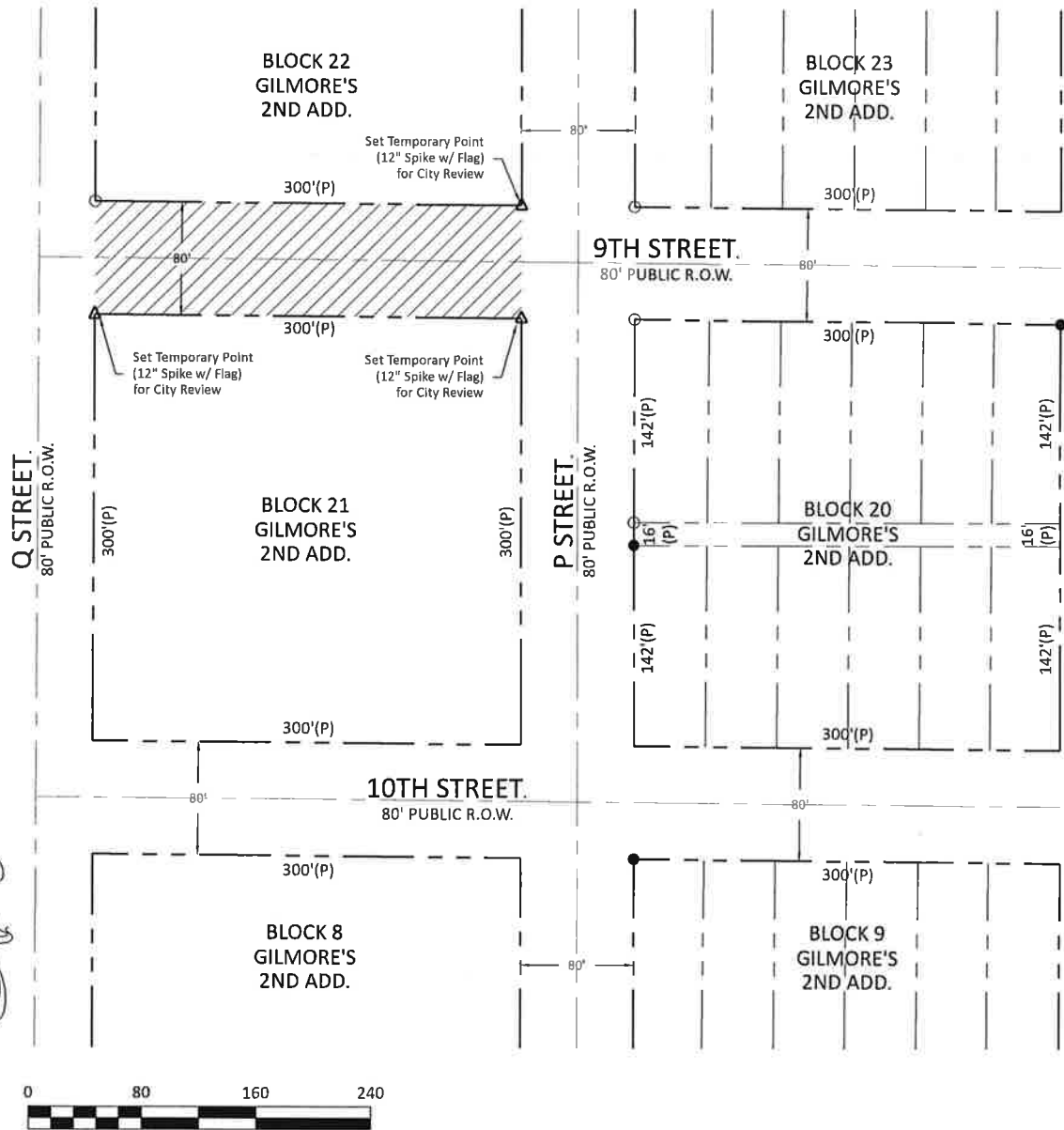
A survey of the property is attached.

Best Regards,

Bryan and Amber Kinnaman

SURVEY EXHIBIT

9TH STREET BETWEEN BLOCK 22 AND BLOCK 21
ALL IN GILMORE'S 2ND ADDITON
CITY OF AUBURN, NEMAHA COUNTY, NEBRASKA



LAND SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY THE UNDERSIGNED, THAT THE SURVEY WAS DONE ON THE GROUND IN ACCORDANCE WITH THE MOST RECENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AS SET FORTH BY THE NEBRASKA STATE BOARD OF EXAMINERS FOR REGISTERED LAND SURVEYORS AND THAT THE ACCURACY SPECIFICATION AND POSITION TOLERANCE ARE IN ACCORDANCE WITH RURAL AREA SURVEYS.

DATE: _____
THOMAS B. CATLETT

LEGEND

- △ - SET SURVEY POINT AS INDICATED
- - FOUND SURVEY POINT AS INDICATED
- - CALCULATED SURVEY POINT
- CTP - CRIMPED TOP PIPE
- OTP - OPEN TOP PIPE
- M - MEASURED DISTANCE
- C - CALCULATED DISTANCE
- P - PLAT DISTANCE
- R - RECORDED DISTANCE
- BOUNDARY LINE

CATLETT LAND SURVEYING

Thomas B. Catlett LS 502

Bennet, Nebraska

Cell: 402.217.5816 Fax: 402.782.9901

tcatlett@catlettsurveying.com



Drawn By: PC
Checked By: TC
Crew: TC
Date: 08/26/2019
Job #: 2019-054
Scale: 1" = 80'