

## **City of Seward Planning Commission Minute Record January 11, 2016**

The City of Seward Planning Commission met in regular session at 7:30 p.m. January 11, 2016 at the Municipal Building, 142 No. 7<sup>th</sup> Street, Seward, Nebraska. Upon roll call the following Commission Members were present: R. Niemoth, M. Langner, Dan Ellis, R. Soucek, R. Wallman and, C. Corum. Other Officials present: Building Official John Hughes

Absent members were: S. Bowen, K. Gustafson, C. Kotera

All proceedings hereafter shown were taken while the convened meeting was open to the public.

The meeting with the Planning Commission was called to order by Commission Chairman Ron Wallman at 7:30 p.m. He requested that all individuals speaking during the public hearing limit their comments to five minutes each and one representative per household.

Commission Chairman Wallman announced that a copy of the agenda for this meeting is posted on the front window of the Municipal Building and copies are available on the north wall where a copy of the open meetings act is also posted for the public.

1. 7:30 Public Hearing – Underwood Commercial Addition Preliminary and Final Plat  
Building Official John Hughes explained that this was a lot line adjustment but that this had to go to a major plat because of a previous Administrative replat. This plat involves 3 parcels, and the owner is only moving one (1) property line running north to south which separates lots 1 & Lot 2, to a location running east to west 77 feet to the south of the north property line.

Commission Member R. Soucek made a motion to approve Underwood Commercial Addition

Commission Member R. Niemoth seconded. Motion carried unanimously

2. 7:30 Public Hearing – Lyle & Elaine Mueller Addition Minor Plat

Building Official John Hughes explained that this was a Minor Plat subdividing a single large lot into two parcels. One parcel lot 1 which contains a previously built residential structure, with the remaining parcel identified as Outlot A.

Commission Member D. Ellis made a motion to approve Lyle & Elaine Mueller Addition Minor Plat.

Commission Member M. Langner seconded. Motion carried unanimously

3. 7:30 Public Hearing - Jank, Planned Unit Development (PUD)

Building Official John Hughes explained that this application involves a single parcel located at 411 N. 3<sup>rd</sup> Street, which previously had a two story residential unit located on the property. The Owner was originally planning on a multi-family residential structure containing 8 units. This presented a problem with having 50 percent of the parking located off street. After

meeting with the occupants of the neighborhood, the owner has downsized the project to 4 units total. At this time the Jank's are seeking PUD status to get the housing unit size requirement down from 1,500 square feet to 1,000 square feet which is allowed for in a PUD. Dave Kumm Executive Vice President for Concordia University, spoke to the need for good affordable housing for both the student population as well as the faculty. Fred Redman spoke to the fact that he has the residence next to the proposed project to the north. He objected to the amount of sunlight that he would be missing from a two story apartment complex and the turn radius for cars enter the garage area.

Commission Member D. Ellis made a motion to approve the Planned Unit Development

Commission Member C. Corum seconded. Motion carried unanimously

Acting Secretary,  
John Hughes