

City of Seward Planning Commission Minute Record May 11, 2015

The City of Seward Planning Commission met in regular session at 7:30 p.m. May 11, 2015 at the Municipal Building, 142 No. 7th Street, Seward, Nebraska. Upon roll call the following Commission Members were present: R. Wallman, R. Niemoth, S. Bowen, T. Spunaugle, C. Kotera, C. Corum, K. Gustafson, D. Ellis. Other Officials present: Public Facility/CIP & GIS Director John Hughes & Code Enforcement Director Ed Gonzalez.

Absent members were: M. Langner, R. Souchek

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. Public Hearing – TIF Application for Bottle Rocket Brewing LLC

Andrew Willis, attorney for TIF funding, reported. The application involves redeveloping the former Flower Mill building into a brewery. The plans include demolishing the grain bin behind the building. The total redevelopment will cost approximately \$1.3 million. Council members questioned various aspects of the financial application. Mr. Willis was asked what occurs should a business developed with TIF funding fail. Mr. Willis indicated there is very little, if any, financial risk to the City of Seward; the financial responsibility would rest on the lender. Council members also sought clarification of the building's design.

Commission Member T. Spunaugle made a motion to approve a resolution recommending to the City Council the amendment of the Redevelopment Plan; Commission Member C. Corum seconded; motion carried unanimously.

2. Public Hearing - Amendment to City of Seward Unified Land Development Ordinance, Article 30, addition of updated City of Seward Zoning map, inclusive of Airport Transition Flight Zones.

J. Hughes presented information along with a map of the revised flight zones.

Commission Member T. Spunaugle made a motion to approve the Amendment to City of Seward Unified Land Development Ordinance, Article 30, addition of updated City of Seward Zoning map, inclusive of Airport Transition Flight Zones; Commission Member K. Gustafson seconded; motion carried unanimously.

3. Discussion on City of Seward Future Land Use Map

J. Hughes presented a map of Seward asking that Council Members consider the future plans for Seward; including annexations, park ideas, new business sections, etc.

4. Report on Meetings
No meetings were attended.

5. Consent Agenda
The minutes of April 13, 2015.

Commission Member T. Spunagle made a motion to approve the minutes; Commission Member C. Kotera seconded; motion carried unanimously.

Meeting adjourned at 8:24 p.m.

A handwritten signature in blue ink that reads "Sue Bowen". The signature is written in a cursive, flowing style.

Sue Bowen
Secretary