

# City of Seward Planning Commission

## Minute Record June 8, 2015

The City of Seward Planning Commission met in regular session at 7:30 p.m. June 8, 2015 at the Municipal Building, 142 No. 7<sup>th</sup> Street, Seward, Nebraska. Upon roll call the following Commission Members were present: R. Wallman, S. Bowen, T. Spunaugle, C. Kotera, C. Corum, R. Soucek. Other Officials present: Public Facility/CIP & GIS Director John Hughes.

Absent members were: M. Langner, R. Niemoth, K. Gustafson, D. Ellis

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.

J. Hughes indicated Commission Member Mike Langner has requested to withdraw from the Planning Commission.

1. Public Hearing – TIF Application for Two Creeks Holdings, LLC

Andrew Willis, attorney for TIF funding, reported. The application involves developing a vacant lot on Highway 34. PJ Supply is expanding by adding a building approximately 4,000 sq ft to the vacant lot.

Mike Lewis, 1872 Seward Road, Seward, NE spoke on behalf of St. PJ Supply and Two Creeks Holdings, LLC. Mr. Lewis indicated they are out of room in their current location. They will continue their daily main business in the facility across the street. They work mostly with autobody shops. The new facility will have classroom space and will provide training to people in the autobody industry. They will provide hands-on certification. They are rejuvenating the old building and have already added rock and concrete. The new building will be a Behlen building. Because they are dealing with many chemicals and paint products, a full sprinkler system will be included for fire prevention.

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

2. Public Hearing – CNG 1<sup>st</sup> Addition, Preliminary and Final Plat.

Tim Gergen, Civil Engineer with The Clark Enersen Partners, 1010 Lincoln Mall, Suite 200, Lincoln, NE presented on behalf of CNG Redevelopment, LLC. The development is located in the same block as the former Seward Middle School. It will include Union Bank, a Church, potential dental office. It will also include 14 residential units all included in an association. Snow removal and maintenance will belong to the Association. The largest expense to the City of Seward will be to run electric to the commercial buildings.

Commission Member T. Spunaugle made a motion to approve the CNG 1<sup>st</sup> Addition Preliminary Plat; Commission Member C. Kotera seconded; motion carried unanimously.

Commission Member T. Spunaugle made a motion to approve the CNG 1<sup>st</sup> Addition Final Plat; Commission Member C. Kotera 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. Discussions included annexation, expansion and blighted areas.

4. Report on Meetings  
No meetings were attended.

5. Consent Agenda  
Minutes were not available.

Meeting adjourned at 8:50 p.m.



Sue Bowen  
Secretary