

City of Seward Planning Commission

Minute Record

July 11, 2022

The City of Seward Planning Commission met in regular session at 7:30p.m. July 11, 2022, in the Council Chambers at the Municipal Building at 142 North 7th Street, Seward, Nebraska. Upon roll call the following Commission Members were present: Dan Ellis, Ron Wallman, Ron Niemoth, Lacey Koch, and Tracie Menke. Other Officials present: Building and Zoning Director, Tim Dworak.

Absent members were: Clarence Kotera, Russ Soucek, Sue Bowen, Jeremy Tonniges, and Scott Seevers.

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 Chairperson Wallman at 7:30 p.m. He requested that all individuals speaking during the public hearing limit their comments to five minutes.

Minutes

Consideration of Approval of Draft Minutes of June 13, 2022,

Moved by Niemoth, seconded by Koch, to approve the minutes.

Aye: Ellis, Wallman, Niemoth, Koch, Menke

Nay: None.

Absent: Kotera, Soucek, Bowen, Tonniges, Seevers. Motion carried.

1. Public Hearing 7:30pm: review a Preliminary and Final Plat of Knox Addition.

Chairperson Wallman opened the public hearing.

Dworak stated this is a major subdivision application to parcel out a piece of land west of Tenneco. Lot 1 will be rezoned to an industrial use. The zoning fits all the criteria for I2 which is what zoning is being requested. The company looking at the property is Summit Contracting. They are an Agri-building construction type business. They are looking at putting a shop or storage facility there for the business.

Chairperson Wallman asked why the preliminary plat has a lot two out of the outlot and the final plat doesn't.

Dworak stated that is for future development.

Todd Lorenz, 9110 Whispering Winds Lincoln NE, stated he was representing Arthur Knox, the owner of the property. Lorenz stated that some day there would be another business attracted to the area and that's the reason for two lots on the preliminary plat. There will be eight to twelve employees at this location.

Jonathan Jank, Seward County Chamber and Development Partnership, stated this is a prime spot for industrial and economic growth.

Chairperson Wallman suspended the public hearing.

Vice Chairperson Ellis made a motion to approve the Preliminary and Final Plat of Knox

Addition; Commission Member Niemoth seconded.

Aye: Ellis, Wallman, Niemoth, Koch, Menke

Nay: None.

Absent: Kotera, Soucek, Bowen, Tonniges, Seevers. Motion carried.

2. Public Hearing 7:30pm: review a re-zone application for Lot 1, Knox Addition, From Ag-Agricultural to I2 General Industrial District.

Chairperson Wallman opened the public hearing.

Dworak stated I2 being an industrial site allows a couple different construction sales type businesses or construction yard.

Chairperson Wallman suspended the public hearing.

Vice Chairperson Ellis made a motion to approve the re-zone application for Lot 1, Knox Addition, from Ag-Agricultural to I2 General Industrial District; Commission Member Niemoth seconded.

Chairperson Wallman stated to let the record show that it conforms with the adjacent zoning and appropriate for the previous final plat.

Aye: Ellis, Wallman, Niemoth, Koch, Menke

Nay: None.

Absent: Kotera, Soucek, Bowen, Tonniges, Seevers. Motion carried.

3. Public Hearing 7:30pm: review a voluntary request for annexation of Lot 1, Knox Addition.

Chairperson Wallman opened the public hearing.

Dworak stated there is a letter requesting annexation from Arthur Knox. It requires three readings from the City Council. They are asking to be brought into the City limits.

Chairperson Wallman closed the public hearing.

Commission Member Koch made a motion to approve the voluntary request for annexation of Lot 1, Knox Addition; Commission Member Ellis seconded.

Commission Member Niemoth asked if the annexation changes the utilities situation.

Dworak stated all the utilities are there, this brings them into the City limits so they can hook

up the utilities.

Aye: Ellis, Wallman, Niemoth, Koch, Menke

Nay: None.

Absent: Kotera, Soucek, Bowen, Tonniges, SeEVERS. Motion carried.

4. Administrative Items

5. Reports

6. Agenda Items

None

7. Upcoming Events

Meeting adjourned 7:47 PM.

Tim Dworak
Building/Zoning Code Enforcement Director