

# City of Seward Planning Commission

## Minute Record      November 14, 2022

The City of Seward Planning Commission met in regular session at 7:30p.m. November 14, 2022, in the Council Chambers at the Municipal Building at 142 North 7<sup>th</sup> Street, Seward, Nebraska. Upon roll call the following Commission Members were present: Clarence Kotera, Russ Soucek, Dan Ellis, Ron Wallman, Jeremy Tonniges, Ron Niemoth, Scott Seevers, Lacey Koch, and Traci Menke. Other Officials present: Building and Zoning Director, Tim Dworak, City Engineer, Michael Oneby, and Administrative Assistant, Sara Van Cura.

Absent members were: Sue Bowen

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 7:37 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 September 12, 2022.

Moved by Commission Member Soucek, seconded by Commission Member Seevers to approve the minutes.

Aye: Kotera, Soucek, Ellis, Wallman, Tonniges, Niemoth, Seevers, Koch, Menke

Nay: None.

Absent: Bowen. Motion carried.

### 1. Public Hearing 7:30pm: review a petition to vacate a portion of Sumaran Estates Subdivision Plat.

Chairperson Wallman opened the public hearing.

Dworak stated this is a partial vacation. The subdivision never materialized. Four homes were built in this subdivision. They were never zoned rural residential nor was the subdivision zoned as any kind of residential subdivision. These lots still fell under the ag zoning of 20 acres, so these are all non-conforming lots. The Pfluhaup's would become conforming. They purchased the vacant house, and it will be demolished with the intent of farming this entire property. The remaining properties would remain non-conforming and would need to come and rezone to rural residential. Utilities were never extended. The comp plan does not show development in this area and is intended to stay agricultural.

Chairperson Wallman suspends the public hearing

Vice Chairperson Ellis made a motion to approve the petition to vacate a portion of Sumaran Estates Subdivision Plat. Commission Member Tonniges seconded.

Chairperson Wallman asked what the practical implications for the other acreages would be.

Dworak stated one is eight acres where the house sits on one acre and owns another seven. They could combine and meet rural residential zoning. The other one is a three-acre lot.

Chairperson Wallman asked what the three-acre lot implications are, and if they could sell the lot.

Dworak stated its existing and it was conforming when it was built upon.

Commission Member Kotera asked if there is a minimum number of acres.

Dworak stated for rural residential it is five acres.

Commission Member Kotera asked if they each had their own water and sewer.

Dworak stated they do, and the City has not provided anything out there.

Aye: Kotera, Souchek, Ellis, Wallman, Tonniges, Niemoth, Seevers, Koch, Menke

Nay: None.

Absent: Bowen. Motion carried.

## 2. Reports

## 3. Agenda Items

Vice Chairperson Ellis asked that we look into City ordinances for penalties to utility companies working outside of the allotted easement.

## 4. Upcoming Events

Meeting adjourned 7:49 PM.

Sara Van Cura  
Administrative Assistant