

CITY OF YUTAN  
P.O. BOX 215 112 VINE ST.  
YUTAN, NE 68073  
(402) 625 2112

EXTRACT FROM MINUTES OF A YUTAN PLANNING COMMISSION MEETING, IN THE COUNTY OF SAUNDERS, STATE OF NEBRASKA HELD AT THE YUTAN CITY HALL IN SAID CITY ON THE **9th DAY OF JULY 2024, AT 7:00 p.m.**

Notice of the meeting was given in advance thereof by posting notice, a designated method for giving notice, as shown by the Certificate of Posting Notice attached to these minutes. Notice of this meeting was given to all members of the Yutan Planning Commission, and a copy of their acknowledgment of receipt of notice and the agenda is attached to these minutes. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public.

The meeting was called to order at 7:05 p.m. by Chairperson Duffy.

Duffy informed all individuals present of the location of the Open Meetings Act.

Planning Commission Members Duffy, Gay, Ortmeier, Shea, Smith, and Winn were present. One seat is currently vacant.

1. No Open Discussion Occurred
  
2. Approval of the meeting minutes for November 14, 2023, & May 14, 2024
  - a. Motion to approve the meeting minutes for both meetings was made by Shea and seconded by Gay; Motion passed unanimously 6-0.
  
3. Ordinance #806 - Recommendation on 2021 Int'l Residential Code Adoption
  - a. City Staff Robert Costa presented the staff report for the Commission's consideration of recommendation on the ordinance and suggested amendments.
  - b. Chairman Duffy opened the public hearing at 7:18 p.m. and closed it at 7:35 p.m.
    1. Tim Ortmeier, member of the public, discussed basing permit requirements on a minimum project cost or minimum square footage involved.
    2. Cody Sayers, present on behalf of the City, discussed practical implementation of building code requirements.
    3. Discussion occurred between Commissioners, City Staff, and the public regarding permitting costs and requirements and the effect of inflation.
  - c. Motions were made to amend the proposed ordinance language, as follows:
    1. Motion made by Shea and seconded by Duffy to strike "In addition to all future and amended editions as though printed in full herein, insofar as such code does not conflict with the state statutes or the provisions of this code." from Item A of the ordinance; motion passed unanimously (6-0)

2. Motion made by Duffy and seconded by Smith to strike “Water tanks, under 5,000 gallons, placed on grade.” from the Amended Section 105.2 of Item B; motion passed unanimously (6-0).
  3. Motion to have Amended Section 105.5 require a 12-month expiration timeline made by Shea and seconded by Winn; following further conversation, no vote occurred and motion was withdrawn.
  4. Motion to have the permit expiration language discussed in Amended Section 105.5 tie to the expiration of permits under zoning requirements by reference (rather than insert a specific amount of time) made by Smith and seconded by Shea; motion passed unanimously (6-0).
  5. Motion to have Amended Section 109.1 request two business days advance notice for inspection requests made by Winn and seconded by Shea; motion passed unanimously (6-0).
  6. Motion to have Amended Section 112.1 designate the City Council as the board of appeals made by Gay and seconded by Winn; motion passed unanimously (6-0).
  7. Motion to amend Table 301.2 to insert “50 degrees” under Mean Annual Temp and indicate “YES” under Termite Damage and Ice Barrier Underlayment Required made by Smith and seconded by Duffy; motion passed unanimously (6-0).
  8. Motion to delete Section 313 (regarding fire-suppression sprinklers) and Section 403.4.1 (regarding crushed stone footings) made by Winn and seconded by Smith; motion passed unanimously (6-0).
  9. Motion to have Amended Section 2603.5.1 state “Private wastewater treatment on residential lots without municipal sewer services shall be installed in accordance with state/county requirements; the City shall have no review authority.” made by Shea and seconded by Duffy; motion passed unanimously (6-0).
- d. Motion to recommend adoption of the 2021 International Residential Code with the agreed-upon changes to Staff’s suggested amendments was made by Shea and seconded by Smith; motion passed unanimously (6-0).

4. No additional discussion occurred.

Meeting adjourned at 8:15 p.m.

Next Scheduled Meeting - Tuesday, August 13, 2024, at 7:00pm

Meeting minutes approved by:

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Kyle Winn, Secretary - Planning Commission