

EXTRACT FROM MINUTES OF YUTAN’S CITY PLANNING COMMISSION MEETING, IN THE COUNTY OF SAUNDERS, STATE OF NEBRASKA, SCHEDULED AT THE CITY HALL IN YUTAN ON THE **11th DAY OF FEBRUARY IN 2026, AT 7PM.**

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 7:00pm by Chairperson Vandenack. Planning Commissioners Chapman, Gay, Shea, and Vandenack were present; Commissioner Ortmeier and alternate member Jon Chittenden were not present.

Chairperson Vandenack informed all individuals present of the location of the Open Meetings Act.

1. Approval of the meeting minutes for December 2025.
  - a. Motion to approve the meeting minutes, as presented, was made by Shea and seconded by Gay; motion passed unanimously (4-0).
2. Election of Officers
  - a. Shea motioned to nominate the existing officers to continue acting in those positions; prior to receiving an official second on the motion, Community Planner Robert Costa noted the prior/“existing” Vice Chairperson was former Commissioner Carrie Duffy. Shea then redacted the motion.
  - b. Motion to nominate Joe Vandenack as Chairperson and Derek Ortmeier as Vice Chairperson was made by Shea, seconded by Gay; motion passed (3-0, in favor: Chapman, Gay, and Shea; with Vandenack abstaining).
3. Designation of Acting Chairs
  - a. Aaron Gay was designated as Vandenack’s acting chair.
  - b. Ortmeier’s designation was tabled to the next meeting with his attendance.
4. Open Discussion:
  - a. Carl Michael said he was present to hear about the proposed blight study and wondered how it would impact his property.
5. Public Hearing: City of Yutan Blight Study
  - a. *Staff Report*

Bob Oliva, City Administrator, explained the blight study area selection process, with Jeff Ray (consultant on the project) joining in. Discussion between Commissioners, City Staff (Oliva and Costa), and Ray occurred regarding varying aspects of the proposed blight study.
  - b. *Public Hearing*
    - i. Chairperson Vandenack opened the public hearing at 7:31pm.

- ii. Carl Michael asked if the study required him to redevelop his property. Chairman Vandenack answered that the study only indicated areas that could qualify for Tax Increment Financing (TIF). Jeff Ray also commented in response.
- iii. Adam Wacker asked questions about zoning for the parcels involved in the study, which Costa responded to. Wacker also asked about the effective duration of the study; Oliva answered thirty years.
- iv. Public hearing closed at 7:44pm.

c. *Recommendation*

After further discussion between Commissioners and staff, Shea motioned to find that the blight study, as presented, meets statutory requirements for such study and to therefore recommend its approval, which was seconded by Gay; motion passed unanimously (4-0).

Motion to adjourn was made by Chapman and seconded by Shea; motion passed unanimously (4-0). Meeting adjourned at 8:05pm.

Next scheduled meeting: Tuesday, March 10, 2026, at 7pm.

Meeting minutes prepared by City Staff, and approved by vote of

the Planning Commission on the \_\_\_\_\_ day of \_\_\_\_\_, 2026.