

EXTRACT FROM MINUTES OF PLANNING COMMISSION MEETING, IN THE COUNTY OF SAUNDERS, STATE OF NEBRASKA HELD AT THE YUTAN CITY HALL IN SAID CITY ON THE **11th DAY OF MARCH IN 2025, AT 7:00 pm.**

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 7:01 p.m. by Chairperson Duffy. Planning Commissioners Duffy, Gay, Ortmeier, Shea, and Vandenack were present; two seats are currently vacant. Alternate Member Ryan Chapman was present.

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

1. Approval of the meeting minutes for February 2025.
  - a. Motion to approve the meeting minutes was made by Shea and seconded by Gay; motion passed unanimously (5-0); alternate member not voting.
2. No open discussion occurred.
3. Because representatives from Kirby-Gumm, applicants for the Zoning Text Amendment, were not in attendance and not responding to phone calls, the order of agenda was revised to allow them more time. [A representative never responded or attended.]
4. Planning Commission Procedural Changes (Municipal Code Amendment)
  - a. Community Planner Robert Costa presented the staff report for the Commission's consideration of the municipal code amendment.
  - b. Commissioners discussed the proposed changes, options for alternate language, and considered additional amendments. The Commission agreed to modify Section 2-201 to clarify that no municipal employees or elected officials would qualify as Planning Commission members, and to modify Section 2-205 to delete "in January" from the first sentence of the second paragraph and add language at the end of that sentence such that each officer shall remain acting in that position until the next election of officers.
  - c. No public was in attendance, thus public hearing was not opened.
  - d. Motion to modify the language, as discussed, and recommend approval of the municipal code amendment was made by Shea and seconded by Vandenack; motion passed unanimously (5-0), alternate member not voting.
5. Zoning Text Amendment Request – Kirby-Gumm Investments
  - a. Mr. Costa attempted to contact the applicants again, and then presented the staff report for the Kirby-Gumm text amendment request.
  - b. Commissioners discussed the zoning ordinance's sign regulations. The difference between lit/illuminated signs and animated signs was discussed at length, with Commissioners agreeing that animated signs had more potential for impacts than

simple lit/illuminated signs. The Commission agreed to recommend modification of Section 7.07.01 to create one category for lit/illuminated signs with the applicant's requested amendment and a separate allowance category for animated signs.

- c. The applicant was not in attendance, nor any public; public hearing was not opened.
  - d. Motion to modify the requested amendment, as discussed, and recommend approval was made by Shea and seconded by Vandenack; motion passed unanimously (5-0), alternate member not voting.
6. Commission Discussion
- a. Mr. Costa informed the body that items were anticipated for next month.

Meeting adjourned at 8:24pm.

Next scheduled meeting: Tuesday, April 8, 2024, at 7:00 pm.

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

the Planning Commission on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.