

Duncan Planning and Zoning Commission

Minutes

July 24, 2023

The quarterly meeting of the Village of Duncan Planning and Zoning Commission was called to order at 7:33 PM, July 24, 2023 by Chairman Travis Stempek. The Chairman publicly stated to all in attendance that a current copy of the Nebraska Open Meetings Act was available for review and indicated the location of such copy in the room where the meeting was being held. Commission members present were Betty Kropatsch, Ashlea Gurley and Gary Schlesinger. Matt Bates and Abbey Wright were absent. Also in attendance was Don Reves-Zoning Administrator and Marianna Evans-secretary. *Motion was made by Kropatsch and seconded by Stempek to approve the agenda. Vote was as follows: voting aye were: Kropatsch, Stempek and Schlesinger. Voting nay-none.* The Chairman declared the motion carried. *Motion to approve the meeting minutes from the March 28, 2023 meeting was made by Kropatsch, seconded by Stempek. Vote was as follows: voting aye were: Kropatsch, Stempek and Schlesinger. Voting Nay--none.* The Chairman declared the motion carried.

Zoning Administrator Report: Reves states that he had spoken to Steve Lloyd about the housing development progression. He stated that Lloyd had reported that he would try pre-selling homes before actually building them. Reves stated that Lloyd reported previous success with that in other developments he built.

NEW BUSINESS

Portable Storage Units Evans reported that her communication with JEO Jeff Ray, had previously been disbursed to the commission members by email. She reported that Ray had suggested adding a definition for 'outdoor storage container' and 'Conditional Use' in I-1 in the P&Z book. Evans stated that Ray had reported that by adding those definitions and leaving them out from other zoning districts, they would be considered prohibited in those districts. Or, the committee could recommend to the Village Board to outlaw them throughout town altogether. Ray's suggestion would allow them in industrial district only. Reves stated that if the committee would like to amend the book, they would have to schedule a public hearing to approve the change and then make the recommendation to the Village Board at their public hearing for that change. Then, the Village Board would have to approve the change in order to amend the book and keep them from being placed on residential properties. Reves reported that CVA, Tasty Toppings and the Railroad are the only Industrial districts in town. The Committee discussed briefly and agreed that they would rather ban them from town completely. Evans was asked to communicate with Ray on the process for that.

Food Truck Policy/Permit Reves reported that at this time, we do not have any sort of policy or permit for food trucks. He stated that he had the fireworks stand use a temporary use permit however, this may be something to think about creating as Evans was called by a food truck vendor asking what our policy was to sit in town. Evans reported that she was called and asked if there was a permit or any rules regarding parking in town and selling. She reported that she had also been asked in the past about this. Evans stated she will ask other clerks about their policies and permit styles and email Ray on the subject as well.

UNFINISHED BUSINESS

Reves recommended that the P&Z books get updated and add two more that have gone missing. Kropatsch asked Evans to get an estimate of the cost for this.

Next meeting will be scheduled for October 23, 2023 at 7:30pm.

ADJOURNMENT:

The Chairman declared the meeting adjourned at 8:05pm.

Minutes recorded and submitted by:

Marianna Evans, Commission Secretary

All meetings are open to the public and a current agenda for said meetings will be posted and available for public inspection at the office of the Village Clerk 10 days following the Commission meeting