

May 25, 2017

The regular monthly meeting of the Merrick County Joint Planning Commission was called to order by Chair Starostka at 7:05 p.m. Thursday May 25, 2017 in the Hearing Room at the courthouse in Central City. Upon roll call, those attending were Starostka, Gamblin, Riblett, Wichmann, Wiegert, Ferris, and Friedrichsen. Not present Robinson and Hannappel. Also present, Jen Myers, Zoning Administrator. Notice of meeting was printed in the Central City and Palmer Papers. Notice of this meeting was delivered to the Chairperson and members prior to the meeting. Open meeting notice procedures were presented by Starostka. Meeting minutes were available for review ten days prior to the meeting.

Wichmann motions to retain all positions for Board Chair, Vice Chair, and Secretary as currently being held. Ferris seconds the motion. With roll call, motion carries 7-0.

Wiegert motions to approve the March 23, 2017 meeting minutes as written. Riblett seconds the motion. With roll call motion carries 5-0. Friedrichsen and Ferris abstain.

Wichmann motions to open the public hearing for the purposes of adding Section 5.09 (a) R-3 High Density Residential District. Ferris seconds the motion. With roll call motion carries 7-0. Public hearing opens at 7:08 p.m.

Myers presented the proposed addition of the R-3 High Density Residential District to the Villages of Silver Creek, Chapman, and Palmer. She explained this addition would reduce the size of minimal lot from 6000 to 4500. Chapman in particular is looking at this change on a couple of lots in order to subdivide the lots to do more housing. Myers explained this could easily be done in the other Villages as long as it meets the minimal square footage. Due the Villages already having the future land uses as either R-1 or R-2, if a property owner wants the smaller lots, they would have request a Zoning District change. Representatives from Palmer and Silver Creek both stated this could benefit those villages in the proper lot size was available. Myers showed pictures of layouts of potential lots in Chapman and how they would still meet current setbacks with the size of houses being proposed.

Friedrichsen motions to close public hearing. Ferris seconds the motion. With roll call motions carries 7-0.

Ferris motions to approve the addition of Section 5.09 (a) R-3 High Density Residential District and recommend such approval to the respective Village Boards. Wiegert seconds the motion. With roll call motion carries 7-0.

Myers explained a situation over at Worms involving a horse racetrack. She stated the applicant has stated he will be bringing forth a Condition Use application for the June meeting.

No public comment.

Starostka adjourns meeting at 7:46 p.m.

Next meeting June 22, 2017 at 7:00 p.m.