

SPECIAL MEETING
CITY COUNCIL

April 11, 2018

The Mayor and City Council of the City of Syracuse, Nebraska met at 6:00 P.M. on Wednesday April 11, 2018 for a special meeting in the Syracuse City Hall Council Chambers at 495 5th Street. Notice of meeting was given by posting in three places. Council President Dettmer requested roll call, present were Council members Gigstad, Dettmer, Britton, Henke; Mayor Ortiz not present. A copy of the posting notice and acknowledgement of notice to the Council is attached to these minutes. Minutes for the April 4th, 2018 meeting were approved as written. Availability of the agenda was communicated in the advance notice. All proceedings hereafter shown were taken while the meeting was open to the public.

Council President Dettmer led the discussion on Approval of Claims. Council Member Gigstad moved to approve and pay the claims, Britton seconded. Roll Call: Yeas: Henke, Britton, Gigstad, Dettmer. Nays: none.

Ameritas	80.56
American Test Center	1217.50
Barco Municipal Products	371.09
Big Red Drainage Pipe Supply	511.59
BMG CPAs	2500.00
Border States	1402.80
Dept. of Energy Upper Great Plains Region	2765.79
Derek Harms	100.00
Echo Electric Supply	588.61
Elan Credit Card	481.66
Gatehouse Media	52.70
Iowa Pump Works Inc.	54,000.00
Jason Halouska	200.00
JEO	2855.00
Midwest Labs	212.40
Nebraska City Utilities	313.05
OPPD	116,242.93
Southeast Community College	240.00
State Fire Marshall Training Division	200.00
Syracuse Do It Best	9.99
SVFD	296.30
Terry's Family Foods	143.97

Council President Dettmer opened the public hearing, discussion and Ordinance No. 1036 on Application for a Zoning Text Amendment pursuant to Syracuse Municipal Zoning Code Section 7.07 to allow a conditional use for placement of free-standing signs in all three Commercial Districts and Light Industrial District and establish dimension limitations for such signage. Craig Davis of CD Signs and Barry Brandt of Countryside Bank present. Dettmer then opened the public hearing, discussion and Ordinance No. 1036 on Application for a Zoning Text Amendment pursuant to Syracuse Municipal Zoning Code Section 7.07 to allow for placement of wall sign in Medium Density Residential (R-2) Zoning District. Carolyn Gigstad of Syracuse United Methodist Church present. Stilmock explained the Planning Commission recommended the Zoning Text Amendment move to Council for approval based upon the ordinance as presented. Section 7.07.01 & Section 7.07.02 have been amended for a free-standing sign. In other towns a free-standing sign has also been called a "monument sign". Gigstad explained at the most recent Planning Commission meeting the church was asking for Zoning Text Amendment to allow for wall signs in R-2; the Planning does not want to allow wall signs to be allowed in R-2 therefore they suggested the church come back with a conditional use permit to ask permission to allow for a wall sign to be constructed on the United Methodist Church located in R-2 zoning district. Height of a wall sign was discussed and established in the proposed ordinance and changed to 15 feet. Council President Dettmer closed the public hearing. Council Member Britton introduced Ordinance No. 1036 and moved that the statutory rule requiring reading on three different days be suspended, Henke seconded. Roll Call: Yeas: Gigstad, Dettmer, Britton, Henke. Nays: none. Stilmock read Ordinance No. 1036 by title. Council Member Henke moved for final passage of Ordinance No. 1036, Gigstad seconded. Roll Call: Yeas: Henke, Britton, Gigstad, Dettmer. Nays: none. Gigstad also

inquired on the administrative costs involved in a process such as Zoning Text Amendment or Conditional Use Permit when combined with a sign permit. Stilmock explained the City has not refunded money for past permits when combined with a conditional use permits. The cost of a Conditional Use permit for a sign permit is \$115.00. Most sign permits require a conditional use permit. The issue is does the applicant need to pay for both the initial sign permit plus a conditional use permit for a sign? The discussion will be continued at a future Council meeting.

Council President Dettmer opened the public hearing, discussion and Ordinance No. 1037 on Application for Conditional Use Permit for free-standing sign at Countryside Bank, located at Lot B of Replat of Lot 3 Block One Knolls, Addition to Syracuse, Otoe County Nebraska. Craig Davis of CD Signs and Barry Brandt of Countryside Bank present. Stilmock explained the Planning Commission recommended the Conditional Use Permit move to Council for approval based upon the ordinance as presented. In other towns a free-standing sign has also been called a "monument sign". No further discussion was had. Council President Dettmer closed the public hearing. Council Member Gigstad introduced Ordinance No. 1037 and moved that the statutory rule requiring reading on three different days be suspended, Henke seconded. Roll Call: Yeas: Dettmer, Britton, Gigstad, Henke. Nays: none. Stilmock read Ordinance No. 1037 by title. Council Member Britton moved for final passage of Ordinance No. 1037, Henke seconded. Roll Call: Yeas: Gigstad, Dettmer, Britton, Henke. Nays: none.

Council President Dettmer opened the public hearing, discussion and Ordinance No. 1038 on Application for Zoning Text Amendment to amend Syracuse Municipal Zoning Code Section 5.08 to reduce side and front yard setbacks in High Density Residential (R-3) Zoning District. Ron Zahn of ZCI Construction not present. Stilmock explained this is a continued discussion regarding overhangs and knocks down in each of the residential uses the setbacks from 25 to 23 and 10 to 8. This applies to both future and existing buildings. Britton pointed out on existing properties may be smaller. No further discussion was had. Council President Dettmer closed the public hearing. Council Member Gigstad introduced Ordinance No. 1038 and moved that the statutory rule requiring reading on three different days be suspended, Henke seconded. Roll Call: Yeas: Britton, Henke, Gigstad, Dettmer. Nays: none. Stilmock read Ordinance No. 1038 by title. Council Member Henke moved for final passage of Ordinance No. 1038, Britton seconded. Roll Call: Yeas: Gigstad, Henke, Britton, Dettmer. Nays: none.

Council President Dettmer asked a Council Member to motion to adjourn. Council Member Britton moved to adjourn the meeting at 6:51 P.M., Henke seconded. Roll Call: Yeas: Gigstad, Britton, Dettmer, Henke. Nays: none.

I the undersigned Clerk hereby certify that the foregoing is a true and correct copy of the proceedings had and done by the Mayor and Council; that all of the subjects included in the foregoing proceedings were contained in the agenda for the meeting; kept continually and available for inspection at the office of the City Clerk; that such subjects were contained in the said agenda for at least twenty-four hours prior to the said meeting; that at least one copy of the reproducible material discussed at the meeting was available at the meeting for the examination and copying by members of the public; that the said minutes were in written form and available for public inspection within ten working days or prior to the next convened meeting of the body; that all news media requesting notification concerning time and place of said body were provided advance notification of time and place of said meeting and subjects to be discussed at said meeting.


Clerk


Mayor