

JOINT MEETING  
CITY COUNCIL AND PLANNING COMMISSION

February 20, 2019

The Mayor and City Council along with the Syracuse Planning Commission of the City of Syracuse, Nebraska met at 6:10 P.M. on February 20, 2019 for a Joint Public Hearing meeting in the Syracuse City Hall Council Chambers at 495 5<sup>th</sup> Street. Notice of meeting was given by posting in three places and publication in Journal-Democrat was had as required. Mayor Ortiz requested roll call for City Council, present were Mayor Ortiz and Council members Deb Dettmer, Jerry Werner, Laramie Werner; Orv Gigstad was absent. Mayor Ortiz requested roll call for Planning Commission, present were Tony Starzec, Pat Cheney, Jenniffer Panko-Rahe, Charley McWilliams; Carolyn Gigstad, Ron Apel and Andy Brace were absent. A copy of the posting notice is attached to these minutes. Availability of the agenda was communicated in the advance notice. All proceedings hereafter shown were taken while the meeting was open to the public.

Mayor Ortiz opened (agenda Item 4) public hearing, discussion and ordinance on proposed amendment to Zoning Ordinance of the City of Syracuse, Nebraska to Article 5 Zoning Districts to add Build-Through Acreage Overlay District; to state the intent of the district, permitted uses, conditional uses, accessory uses, height and lot requirements within said district; and establish notification procedures for future title owners within such districts; and (agenda Item 5) public hearing, discussion and ordinance on proposed amendment to the Subdivision Ordinance of the City of Syracuse, Nebraska to authorize construction of roads in Build-Through Overlay District using materials other than concrete; to provide construction standards of such roads; and establish notification procedures for future title owners within such districts. Attorney Stilmock explained there are two choices: one which allows for ghost platting where a lot would have a building envelope, the second enters into a subdivision agreement with a developer and specifically waive out items; this would include 3-acre lots that would stay 3-acre lots with no building envelope which allows for the 3-acres to be split up.

Silas Clark, Hickman City Administrator, present to discuss how Hickman has developed residential neighborhoods. Clark discusses how they use a map to show where residential development can be placed as well as how they incorporate ghost platting utilizing building envelopes. Accessory buildings are required to be in the same building envelope as the house sitting on that acreage lot. Hickman does grant waivers on roads depending on where the development is; these roads need to meet county standards. When the town gets there then they build the street and assess it to the property owners. Panko-Rahe asked how does the City determine when to assess the property owners; Clark replied that is up to the Council or the property owners come forward and ask for the road to be paved. Clark explained gap-paving can be used. Mayor Ortiz explained where the future growth is and if we require the acreages to stay 3-acre lots they will always stay 3-acres therefore any development in that area from splitting up acreages will not happen unless they have building envelopes. Lift stations are also a factor when looking at where develop can occur.

One of the first suggestions is for the City to revise its Future Land Use and Transportation Map. Stilmock explained which areas could allow for ghost platting on the Future Land Use Map. Panko-Rahe and McWilliams explained a developer will not have any skin in the game to make sure the concrete streets gets done when it comes time to pave the streets. There is also concern property owners are not going to be okay with the costs being assessed to them when it comes time to do that. By experience with real estate transactions property owners do not generally pay attention to these types of details when purchasing property. The developer needs to be held accountable but as time goes by and the developer is no longer involved how does this happen?

It was suggested allowing the acreage development north of the City on or outside of the ridge and continue to abide by the City's current building and zoning codes for anything inside of the ridge; this includes paving the street. Mayor Ortiz explained a plan for growth is in his top three issues for the City and feels as the City Council and Planning Commission need to come up with a plan to bring developers to Syracuse that will have the funding to develop the housing according to the City's codes and standards. Stilmock asked at what point does an acreage allowed to be split when ghost platting? Clark replied by explaining the individual developers can sell off or split a lot or lots as they wish then as these lots are developed then it is up to the City to move forward with an assessment. Olsson Associates is Hickman's City Engineer but the plats are all engineered by the private developers.

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Guidance for Attorney Stilmock is for the first step is to revise the Future Land Use and Transportation Map to find out where the ridge is. This will determine where the 3-acre lots will be allowed on the outside of the ridge and inside the ridge development will need to abide by the current codes and standards.

Mayor Ortiz closed the public hearings on behalf of the Planning Commission. Planning Commission member Charley McWilliams moved to recommend to not approve agenda Items 4 & 5, Tony Starzec seconded. Roll Call for Planning Commission: Yeas: Jenniffer Panko-Rahe, Pat Cheney, Tony Starzec, Charley McWilliams. Nays: none.

Mayor Ortiz closed the public hearings on behalf of the City Council. Council Member Jerry Werner moved to deny agenda Items 4 & 5, Deb Dettmer seconded. Mayor Ortiz asked for further discussion; no further discussion was had besides the guidance as stated above for Attorney Stilmock on how to move forward. Roll Call: Yeas: Laramie Werner, Jerry Werner, Deb Dettmer. Nays: none.

Mayor Ortiz asked a Council Member to motion to adjourn. Council Member Deb Dettmer moved to adjourn the meeting at 7:08 P.M., Laramie Werner seconded. Roll Call: Yeas: Jerry Werner, Deb Dettmer, Laramie Werner. Nays: none.

Mayor Ortiz asked a Planning Commission Member to motion to adjourn. Planning Commission Member Jenniffer Panko-Rahe motioned to adjourn at 7:09 P.M., Tony Starzec seconded. Roll Call: Yeas: Pat Cheney, Charley McWilliams, Jenniffer Panko-Rahe, Tony Starzec. 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