

CITY OF YORK PLANNING COMMISSION

January 6, 2026
5:15 O'CLOCK P.M.

PRESENT BRE EGR, JORDAN DICKSON, RICHARD MCDUGALL, JEFF BEINS, MICHAEL RUNGE AND LISA RILEY

ABSENT KIM STEPHENS, CINDI NICKEL AND ERIC MONTGOMERY

OTHERS Dan Aude

Vice - Chairperson Riley called the meeting to order at 5:17 p.m. and advised that the Open Meetings Act is on the east wall of the Council Chambers. Notice of this meeting was published on December 30, 2025.

ELECTION OF A CHAIRPERSON

Runge moved and Egr seconded Kim Stephens fulfill the Chairperson position for the calendar year 2026.

Roll Call Vote: Ayes: Egr, Dickson, McDougall, Beins, Runge and Riley. Nays: none. Absent & Not Voting: Stephens, Nickel and Montgomery. Motion Carried.

ELECTION OF A VICE-CHAIRPERSON

Runge moved and Egr seconded Lisa Riley fulfill the Vice-Chairperson position for the calendar year 2026.

Roll Call Vote: Ayes: Egr, Dickson, McDougall, Beins, Runge and Riley. Nays: none. Absent & Not Voting: Stephens, Nickel and Montgomery. Motion Carried.

MINUTES

Beins moved and Egr seconded that the minutes of the December 9, 2025 meeting be approved.

Roll Call Vote: Ayes: Egr, Dickson, Beins, Runge and Riley. Nays: none. Abstained: McDougall. Absent & Not Voting: Stephens, Nickel and Montgomery. Motion Carried.

PUBLIC HEARING FOR PRELIMINARY AND FINAL PLATS

A public hearing was held for a preliminary and final plat for York Creekside 2nd Subdivision and Northwest York Industrial Park. Tom Huston, 9200 Andermatt Drive, Lincoln, NE 68526 spoke regarding the York Creekside 2nd Subdivision. York Creekside Apartments LLC and Perry Reid Properties developed and built multi-housing units located south of Nobes Road. There is a second phase for another 48 units on the property. The entities were approached about excess ground that might possibly be used to build a dentist office. The property is zoned as C2 and a dentist office is a permitted use for this zoning district. There has been a division of .71 acres for the intent of a sale and building a dentist office on that lot, which

is the purpose of the subdivision. There was no other public comment on this plat. Dan Aude spoke regarding the Northwest York Industrial Park plat. The city is subdividing a lot to sell to a developer. The plat meets the city's requirements. There was no other public comment on this plat.

McDougall moved and Egr seconded that the preliminary and final plat for York Creekside 2nd Subdivision, City of York, York County, Nebraska be presented for approval to the City Council.

Roll Call Vote: Ayes: Egr, Dickson, McDougall, Beins, Runge and Riley. Nays: none. Absent & Not Voting: Stephens, Nickel and Montgomery. Motion Carried.

McDougall moved and Egr seconded that the preliminary and final plat for Northwest York Industrial Park, City of York, York County, Nebraska be presented for approval to the City Council.

Roll Call Vote: Ayes: Egr, Dickson, McDougall, Beins, Runge and Riley. Nays: none. Absent & Not Voting: Stephens, Nickel and Montgomery. Motion Carried.

There was no discussion or action taken on the preliminary and final plat for Paradise Park Estates Addition, Replat 3 of Outlot C, due to signed documents not being received.

PUBLIC HEARING FOR A SPECIAL USE PERMIT

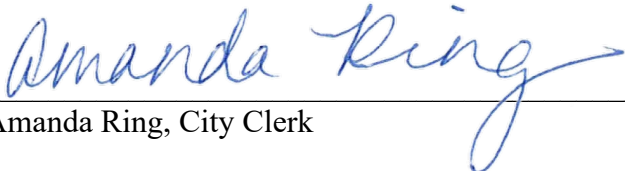
A public hearing was held for a special use permit filed by Hoppy Days LLC dba Elm Brewing Co LLC for a distillery, brewery, winery for on- and off-site sale liquor on Lot 2 Holthus Sub 6th Addition. Dan shared this is a lot to the east of Tractor Supply and south of the Holthus Convention center. The special use meets city requirements. There was no other public comment.

Egr moved and Runge seconded that the special use permit filed by Hoppy Days LLC be presented for approval to the City Council.

Roll Call Vote: Ayes: Egr, Dickson, McDougall, Beins, Runge and Riley. Nays: none. Absent & Not Voting: Stephens, Nickel and Montgomery. Motion Carried.

ADJOURNMENT

There being no further business to come before the Planning Commission, Vice-Chairperson Riley adjourned the meeting, the time being 5:26 p.m.


Amanda Ring, City Clerk

AGENDA
PLANNING COMMISSION, YORK, NEBRASKA
Tuesday, January 6, 2026
5:15 PM

THE OPEN MEETINGS ACT IS POSTED ON THE EAST WALL OF THE COUNCIL
CHAMBERS

Public participation in City Council meetings follows the rules established in the City of York Ordinances and the state Open Meetings Act. Pursuant to section 2-32(a) of the City Code and the Open Meetings Act, the presiding officer allows public comments during council meetings on matters designated as public hearings and on matters on the agenda that require passage or other action by the Council. Public comment is not allowed after a motion is made by a council member to pass or act on an agenda item. Comments are not allowed on any item that is not on the agenda to ensure full transparency of discussion items to the public before the meeting as required by the Open Meetings Act.

1. The Open Meetings Act is posted on the East Wall of the Council Chambers
2. Notice of this meeting was published in the York News Times on December 30, 2025
3. Roll Call
4. Election of a Chairperson
5. Election of a Vice Chairperson
6. Minutes of the December 9, 2025 meeting
7. Public Hearing on Preliminary and Final Plats
 - 7.1. Consider recommendation of the preliminary and final plat of York Creekside 2nd Subdivision, City of York, York County, Nebraska
 - 7.2. Consider recommendation of the preliminary and final plat of Northwest York Industrial Park, City of York, York County, Nebraska
 - 7.3. Consider recommendation of the preliminary and final plat for Paradise Park Estates Addition, Replat 3 of Outlot C, City of York, York County, Nebraska
8. Public Hearing on Special Use Permit
 - 8.1. Consider recommendation of a special use permit filed by Hoppy Days LLC dba Elm Brewing Co LLC for a distillery, brewery, winery for on and off site sale liquor on Lot 2 Holthus Sub 6th Addition, City of York, York County, Nebraska
9. Adjournment