

CITY OF YORK PLANNING COMMISSION

November 10, 2025

5:15 O'CLOCK P.M.

PRESENT MICHAEL RUNGE, LISA RILEY, BRE EGR, BEN NORTHROP, KIM STEPHENS,
RICHARD MCDUGALL, JEFF BEINS, CINDI NICKEL AND ERIC
MONTGOMERY

ABSENT NONE

OTHERS Dan Aude, James Paul, Sue Crawford

Chairperson Stephens presided and advised that the Open Meetings Act is on the east wall of the Council Chambers. Notice of this meeting was posted on October 31, 2025.

MINUTES

Riley moved and Egr seconded that the minutes of the August 12, 2025 meeting be approved.

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

Montgomery joined the meeting at 5:16 p.m.

PUBLIC HEARING ON ORDINANCE FOR ANNEXATION

A public hearing was held for an ordinance for annexation for a parcel located in Lot 3, Siedel's Addition. Dan Aude shared the request was reviewed and met all the city's guidelines. Spencer Clouse, 4557 Superior Road, Utica, Nebraska, is the contractor for the project. He stated the annexation needed to happen for new build to meet setback requirements. There was no other public comment.

McDougall moved and Runge seconded that the ordinance for annexation be presented for approval to the City Council.

Roll Call Vote: Ayes: Runge, Riley, Egr, Northrop, Stephens, McDougall, Beins, Nickel and Montgomery. Nays: none. Motion Carried.

PUBLIC HEARING FOR PRELIMINARY AND FINAL PLATS

A public hearing was held for several preliminary and final plats. Dan shared the Arnor Plat is located just off 10th Street and east of Maine. The lots needed to be combined for a house to be put on the property. Jim Daws, 1091 N. 7th Street, Seward, Nebraska spoke about the Commerce Subdivision Plat. He stated the lot was being split and part sold. There will be a 60-foot easement to allow a driveway to the building. George Werts, 1207 Vista Way, York, Nebraska, shared the Bella Vista Replat is to increase the footage in the backyard. Meadow Lane is to be partially vacated so there is an alley remaining due to city utilities located below the alley. Bruch Subdivision is being replatted into three lots within city limit. There was no other public comment.

Beins moved and Nickel seconded that the preliminary and final plat for the Replat of Lots 1 and 2, Arnor Subdivision, City of York, York County, Nebraska be presented for approval to the City Council.

Roll Call Vote: Ayes: Runge, Riley, Egr, Northrop, Stephens, McDougall, Beins, Nickel and Montgomery. Nays: none. Motion Carried.

Beins moved and Montgomery seconded that the preliminary and final plat for the Replat of Lots 2 and 3, Commerce Subdivision – 1st Platting, City of York, York County, Nebraska be presented for approval to the City Council.

Roll Call Vote: Ayes: Runge, Riley, Egr, Northrop, Stephens, McDougall, Beins and Montgomery. Nays: none. Abstained: Nickel. Motion Carried.

Montgomery moved and Runge seconded that the preliminary and final plat for the Replat of Lots 12, 13, 14, and 15, Bella Vista Estates, City of York, York County, Nebraska be presented for approval to the City Council.

Roll Call Vote: Ayes: Runge, Riley, Egr, Northrop, Stephens, McDougall, Beins, Nickel and Montgomery. Nays: none. Motion Carried.

McDougall moved and Riley seconded that the preliminary and final plat for Bruch Subdivision, City of York, York County, Nebraska be presented for approval to the City Council.

Roll Call Vote: Ayes: Runge, Riley, Egr, Northrop, Stephens, McDougall, Beins, Nickel and Montgomery. Nays: none. Motion Carried.

PUBLIC HEARING ON SPECIAL USE PERMIT

There was a public hearing held for a special use permit by Hitz Towing for an automobile wrecker/vehicle towing service establishment located on Irregular Tract #57 and Irregular Tract #35 in 7-10-2 and Irregular Tract #19 and railroad right-of-way in 12-10-3, City of York. James spoke stating this was to clean up necessary items from the rezoning of Hitz Towing. There was no other public comment.

Beins moved and Egr seconded that the special use permit for Hitz Towing be presented for approval to the City Council.

Roll Call Vote: Ayes: Runge, Riley, Egr, Northrop, Stephens, McDougall, Beins, Nickel and Montgomery. Nays: none. Motion Carried.

PUBLIC HEARING ON MOVERS PERMIT

There was a public hearing held for a movers permit filed by Clouse Construction for a single-family home to be moved from 1002 E. Nobes Road to Lots 1 and 2, Arnor Subdivision, City of York. Spencer Clouse, 4557 Superior Road, Utica, Nebraska, contractor for the project, stated the owners

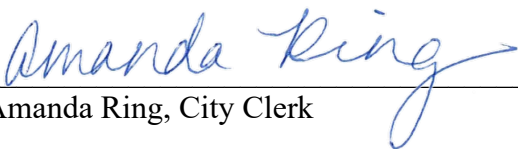
would like to move the house as opposed to tear it down. The house and the garage will be separated for the move. Tieken House Moving will move the house and garage. House will travel east on Nobes to Road N, then north and come back west on 12th Street. It will travel down Wisconsin, before heading east on 10th Street. There will be a basement poured for the house to be placed on. There was no other public comment.

Riley moved and Egr seconded that the movers permit for Clouse Construction be presented for approval to the City Council.

Roll Call Vote: Ayes: Runge, Riley, Egr, Northrop, Stephens, McDougall, Beins, Nickel and Montgomery. Nays: none. Motion Carried.

ADJOURNMENT

There being no further business to come before the Planning Commission, Chairperson Stephens adjourned the meeting, the time being 5:35 p.m.


Amanda Ring, City Clerk

AGENDA
PLANNING COMMISSION, YORK, NEBRASKA
Monday, November 10, 2025
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 October 31, 2025
3. Roll Call
4. Minutes of the August 12, 2025 meeting
5. Public Hearing on Ordinance for Annexation
 - 5.1. Consider recommendation of Ordinance No. 2411 - Annexation of a tract of land comprising of a part of Lot Three (3), Seidel's Addition, part of the Northeast Quarter of the Northeast Quarter of 7-10-2
6. Public Hearing on Preliminary and Final Plats
 - 6.1. Consider recommendation of the preliminary and final plat of the Replat of Lots 1 and 2, Arnor Subdivision, City of York, York County, Nebraska
 - 6.2. Consider recommendation of the preliminary and final plat of the Replat of Lots 2 and 3, Commerce Subdivision - 1st Platting, City of York, York County, Nebraska
 - 6.3. Consider recommendation of the preliminary and final plat of the Replat of Lots 12, 13, 14, and 15, Bella Vista Estates, City of York, York County, Nebraska
 - 6.4. Consider recommendation of the preliminary and final plat of Bruch Subdivision, City of York, York County, Nebraska
7. Public Hearing on Special Use Permits
 - 7.1. Consider recommendation of special use permit filed by Hitz Towing for an automobile wrecker/vehicle towing service establishment located on Irregular Tract #57 and IT #35 in 7-10-2 and IT #19 and railroad ROW in 12-10-3, City of York
8. Public Hearing on Movers Permit
 - 8.1. Consider recommendation of a movers permit from Clouse Construction LLC for a single-family home to be moved from 1002 E. Nobes Road to Lots 1 and 2 Arnor Subdivision
9. Adjournment