

Village of Duncan Planning & Zoning Committee April 21, 2025 Meeting

Planning & Zoning Committee Meeting Minutes

Date: April 21, 2025

Time: 7:03 PM-7:43PM

Location: Village Hall, 906 8th St., Duncan, NE. 68634

1. Call to Order

- Chairperson Don Reves called the meeting to order at 7:03 PM. Reves publicly stated to all in attendance that a current copy of the Nebraska Open Meetings Act was available for review and indicated the location of such copy in the room where the meeting was being held.

2. Roll Call

- Present: Josh Dahlberg, Jeff Oppliger, Don Reves, Betty Kropatsch, Ashley Gurley
- Secretary Marianna Evans & Zoning Administrator Doug Michalak also present.
- Absent: Matt Bates

3. Pledge of Allegiance

- Meeting attendees stood and recited the Pledge of Allegiance.

4. Approval of Agenda

- Motion to approve the agenda was made by Kropatsch and seconded by Dahlberg.
- Voting Aye: Oppliger, Dahlberg, Reves, Kropatsch and Gurley
- Voting Nay: None
- Chairman declared motion carried

5. Approval of Previous Meeting Minutes

- One correction noted regarding the nomination of Vice Chair
- Motion to approve minutes with correction made by Oppliger, seconded by Gurley
- Voting Aye: Oppliger, Reves, Kropatsch and Gurley.
- Dahlberg abstained (absent at last meeting)
- Voting Nay: None
- Chairman declared motion carried

6. Public Comments

- No public comments

New Business

- **A. Portable Storage Containers:**
- Discussion on whether to allow portable storage containers in town.
- Background: A prior business request for placement lapsed after no follow-up

- Options reviewed: allow in industrial zones only or ban entirely.
- Motion to Recommend to the Village Board to ban portable storage containers entirely within the Village of Duncan made by Dahlberg and seconded by Gurley.
- Voting Aye: Oppliger, Dahlberg, Reves, Kropatsch and Gurley
- Voting Nay: None
- Chairman declared motion carried
- **B. Property Concern – Former Co-op Lot / Ron Stock:**
- Ron Stock applied to build a lean-to addition on a commercial lot.
- Concerns raised about past property upkeep.
- Assurance: Property is commercial and outdoor storage not permitted.
- **C. Fence Permits and Oversight:**
- Any new or replacement fence requires a zoning permit.
- Discussion on keeping permits affordable (\$20) to encourage compliance.
- Suggestion of Combined permits for larger projects (e.g., garage and fence).
- No further discussion
- **D. Zoning Book Updates:**
- Evans is updating zoning books with new ordinances.
- Proposed new photos to include Village Hall, park, welcome signs, VFW memorial, and water tower. Evans reported she may not be able to add the new photos and maps
- Potential JEO support needed for zoning map and photo updates for the books
- **E. Housing Development Update – Steve L. Subdivision:**
- Michalak reported one new home under construction; another planned if the first sells.
- Optimism for continued residential development.
- **F. Committee Membership:**
- Matt Bates unavailable until early May due to commitments.
- Motion to appoint Gurley as full member and have Bates remain as alternate was made by Kropatsch, seconded by Oppliger.
- Voting Aye: Oppliger, Dahlberg, Reves, Kropatsch and Gurley
- Voting Nay: None
- Chairman declared motion carried

Next Meeting Date

- July 21, 2025 at 7:00 PM

7. Adjournment

- Adjournment was made at 7:43 PM by Chairman Reves

Minutes recorded and submitted by:

Marianna Evans, Commission Secretary

All meetings are open to the public and a current agenda for said meetings will be posted at the Village Office, Post Office & T-Bone 2 on the Thursday prior to meeting and available for public inspection in the office of the Village Clerk.