

Duncan Planning & Zoning Commission Minutes

November 18, 2024

The Village of Duncan Planning and Zoning Commission was called to order at 7:34 PM, November 18, 2024 by committee member Betty Kropatsch. Kropatsch 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. Commission members present were Betty Kropatsch, Jeff Oppliger and Don Reves. Matt Bates, Ashlea Gurley, Gary Schlesinger, Travis Stempek and Abbey Wright were absent. Also in attendance were Doug Michalak-Zoning Administrator and Marianna Evans-secretary. *Motion was made by Reves and seconded by Oppliger to approve the agenda. Vote was as follows: voting aye were: Kropatsch, Oppliger and Reves. Voting nay-none.* Kropatsch declared the motion carried. *Motion to approve the meeting minutes from the July 24, 2024 meeting was made by Reves, seconded by Oppliger. Vote was as follows: voting aye were: Kropatsch, Reves and Oppliger. Voting Nay--none.* Kropatsch declared the motion carried.

NEW BUSINESS

Acceptance of Resignation of Committee Members Evans reported that she was given written resignation letters from Abbey Wright and Gary Schlesinger. She reported that Travis Stempek presented to her office today and turned in his books along with stating that he was resigning. The committee recognized and acknowledged the resignations of Abbey Wright, Gary Schlesinger and Travis Stempek from the Planning & Zoning Committee. Reves stated that with Ashlea and Matt, there would be 5 instead of 6 members.

UNFINISHED BUSINESS Reminder that Bates and Stempek were to be reappointed this year. Kropatsch asked if anyone knew whether Bates was intending to stay on as a committee member. There have been no comments made of Bates intentions. Evans stated she would try to contact Bates to see if he still wanted to be a member. Reves and Oppliger were newly appointed by the Village Board. Reves asked if anyone had any ideas of new member interest. No response. Reves reported attempting to contact Dustin Schaefer without success. Oppliger stated that he would follow up with Schaefer about joining the committee

REPORTS/COMMENTS FROM MEMBERS New Zoning Administrator, Doug Michalak, reported that he had been studying the book and is learning a lot. He had no further report. Reves reported that Lloyd did have one person that was going to build, however, that was reported to Reves 3-4 weeks ago and there has not been any sign of development. Reves stated that Lloyd may decide to build one show-house. Reves stated that Lloyd has been busy with other builds. Reves was worried that Lloyd does not want to put the 2nd street in and recommended watching out for this. He stated that Lloyd split the subdivision into two phases so that he wouldn't have to put that street in prior to starting any builds. Reves stated that the Village is responsible for the first 100ft or so of the street. Up to the edge of Scudder's east property line. He stated that the Village will have to work with Lloyd on that. Reves stated that he felt having a show-home would help with selling the homes and getting the subdivision completed sooner. Kropatsch asked Evans about the nuisance letter sent out from the Village this summer and if it did any good. Evans reported that there has not been much change, if any. She reported the only people who responded were those that do not have nuisance issues with the Village. She reported there are a few problem areas in town and the Village Board is discussing their options. Kropatsch inquired about the zoning committee having any authority in the matter. Reves reported that the committee has no authority in the matter and that they can only make recommendations to the Village Board. He explained that the nuisance issue was brought to the Holy Name group at church and it was decided that there was too much liability for the church and the Village will need to treat it as per ordinance. Oppliger spoke of his hope for development in Duncan and inquired if there were any potential. Evans reported there is a developer that is interested in developing in Duncan. She stated he presented to her office and asked her of potential areas. She gave him only the areas that are empty or farmland right now but did not know who to contact for more info. He left his name and number and asked to be given any availability of property. Reves reported that the person who bought the property by the school did at one time, suggest he was interested in developing that piece of land. However, there has been no development or knowledge of any plans. There was discussion of Ron Stock and Tom Goc showing interest in possibly starting some development in the future.

Next meeting will be scheduled for January 20, 2025 at 7:00pm.

ADJOURNMENT

Kropatsch declared the meeting adjourned at 7:58pm.

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 and available for public inspection at the office of the Village Clerk