

## HARLAN PLANNING & ZONING COMMISSION – AUGUST 28, 2024

The Harlan Planning & Zoning Commission met on Wednesday, August 28, 2024, at 12:00 P.M. in the City Council Chambers and electronically via Zoom.

Present: Russ Blenkinsop, Phil Perkins, Lori Stitz, Debbie Davis

Absent: Mary Johnson, Shane Pitts

Present Electronically: Debra Dinesen Moore

Also Present: Recording Secretary Susan Brammann, Planning & Zoning Administrator Gene Gettys, Building Inspector Roger Bissen, City Clerk Ashley Schleis, Code Enforcement Officer Jack Gubbels, Jenney Kelly, Joe Rueschenberg

The meeting was called to order by Chairperson Perkins. It was moved by Davis and seconded by Stitz to approve the agenda as presented. The motion carried unanimously.

It was moved by Davis and seconded by Stitz to elect Phil Perkins as Chairperson through June 30, 2025. The motion carried unanimously.

It was moved by Stitz and seconded by Perkins to elect Russ Blenkinsop as Vice -Chairperson through June 30, 2025. The motion carried unanimously.

Chairperson Perkins presided over the remainder of the meeting.

Chairperson Perkins asked that any conflicts of interest be stated. None were stated.

It was moved by Davis and seconded by Stitz to approve the minutes of the September 14, 2023, meeting. The motion carried unanimously.

Chairperson Perkins announced that this was the date, time, and place for the public hearing regarding:

- a. CASE PZ2024-001 – Application by Debra Dinesen Moore requesting to vacate Parcel 833102004001 platted North St. and Plum St., block 4, lot 6, 7, and platted alley all west of 7<sup>th</sup> St

Applicant was present via zoom to state her plans to place a 3-bedroom modular home on property. She plans on cleaning up trees in the area, especially down by the creek. The land has been in her family for years and she wants to retire to Harlan and live a quiet life. There currently has been hunting and trapping on land and she feels living there will stop that. As of now the property is generating a small amount of taxes and building on the land will generate larger taxes. She is offering to pay the city \$1500.00 for the land.

Gene Gettys discussed that any interest in vacating property, the Planning & Zoning Commission needs to meet to discuss and recommend or deny requests to be forwarded to the City Council for consideration. Gettys briefly highlighted packet focusing on page 5 aerial view, this land has been platted for decades and dates to original old town Harlan. Gettys stated that Moore did quite a bit of homework on request for vacation and on the land.

The Commission discussed its questions of land being in a flood plain, it was noted that it is not in a flood plain.

Neighbors Present: None were present. There was one email stating that there were no concerns with vacating parcel. There was one neighbor call that wanted to be sure that the project was market rate and not income based. Questions were answered and no concerns.

It was moved by Davis and seconded by Stitz to approve. Motion carried unanimously.

Whereupon the motion was carried out and will be forwarded to the City Council for consideration.

- b. REZONING PROPOSED AREA FROM A-1 TO R-2

Gene Gettys discussed that currently this is A-1 and does allow homes but would like to clean up to R-2 and have zoning map reflect this. Surrounding properties are currently R-2.

The Commission questioned if this would be the City's cost, noted that it would not.

It was moved by Davis and seconded by Stitz to approve. Motion carried unanimously.

Whereupon the motion was carried out and will be forwarded to the City Council for consideration.

There being no further business, the meeting adjourned.

*Susan Brammann*

Susan Brammann, Recording Secretary

*These minutes are subject to Board approval at the next regular meeting.*