

MEETING RECORD

NAME OF GROUP:

PLANNING COMMISSION

DATE, TIME AND
PLACE OF MEETING:

Wednesday, June 27, 2012, 1:00 p.m., Hearing Room
112 on the first floor of the County-City Building, 555 S.
10th Street, Lincoln, Nebraska

MEMBERS IN

some farm land; in 2005, the provision was added to create two small lots when you have 40 acres, with 30 acres maintained as an unbuildable outlot.

Hartzell stated that there are three primary goals to be consider

there are relatively small subdivisions and the preliminary plat process was onerous. The final plat requirements have now been changed and are now approved by the Director of

Meeting Minutes

the owner and tenant of the home to the west. The neighbors do not believe this request would have a detrimental impact on their use of their lot. For that reason, Kalkowski does not believe that this reduction is going to have a substantial impact on the character of the neighborhood.

2. Dwight Wilson, the applicant, stated that he has looked at several options but the average person does not understand what a family has to go through with a family member that is wheelchair-ridden. He has looked into awnings, but they have a brace that comes off the side of the house, and when the awning is rolled out the arm would stick out on both sides of the deck. One arm would completely cover the wheelchair ramp and the other arm would cover the steps going down into the back yard. He has also considered awnings with poles but they do not appear to be very substantial. One of the main reasons he wants to enclose the deck is to be able to clean the snow off of th

Hove confirmed that none of the surrounding neighbors object. Kalkowski advised that the five neighbors directly abutting have signed a statement indicating no opposition.

The existing deck is 10 x 12.

Cornelius suggested that even if this were going to be something smaller than 10', we would still be here discussing this because it is currently built out to the setbacks.

There was no testimony in opposition.

Gaylor Baird asked staff to discuss the concern about setting a precedent. Cajka stated that the concern is that more applicants would come forward with any sort of what they feel to be a unique circumstance for reducing the setbacks. These requests have been approved for decks next to open space, but there needs to be a line where you draw how close one house should get to another house. He agreed that these requests are reviewed on a case-by-case basis, but t

Cornelius again pointed out that if

are available; she is concerned about setti

There are substandard issues in the right-of-way, with curbing broken, etc.

Landis stated that after examining at the ground level, Hanna Keelan has found a substantial number of the blighted and substandard factors present in this case.

Landis indicated that they hope very much to have mixed use office, retail and potentially residential housing on Holdrege and that it will be a handsome improvement and have

Support

1. Ann Bleed, President of the East Campus Community Organization, 1315 N. 37th, testified in strong support of the use of TIF funds for the redevelopment of the Holdrege and Idylwild area. Approval would be a good example of how the Planning Commission supports the new Comprehensive Plan. According to the Plan, the city's primary strategy for residential infill and redevelopment outside of downtown is to redevelop reuse and mixed-use sites. The Plan states that redevelopment should occur with adequate roads, located and designed in a manner compatible with the existing area, promote activities of daily walking with sidewalks on both sides of the street, provide adequate facilities for parks, community gardens and encourage semi-private and public uses. This area has a long history of mixed use. The area also has a lot of low density residential and high density residential areas along Holdrege Street. Some of the low density are in a historic district and others that are not in the historic district would certainly be eligible. The street also has a boulevard and a small park. This

and along the street that are definitely not blight
are and the street itself is a problem. The bour vard has