

VILLAGE BOARD OF TRUSTEES
PUBLIC HEARING AND SPECIAL MEETING
MARCH 24, 2020

Peterson called the meeting to order at 5:00 PM. Board members had been given the agenda and supporting documents, and notices were posted at the Village Office, Ceresco Post Office, and CerescoBank. Peterson pointed out the Open Meeting Law Act posted on the wall in the Community Room. Answering roll call: Peterson, Hartshorn, Rupe and Custer. Absent: Wilson. Also present: Jim and Martha Hunter, Julie Ogden, Marcia Kinning and Joan Lindgren.

Peterson opened the Public Hearing for the Submission of a Preliminary Plat of "Hunter Addition". A PORTION OF TRACT A OF TRACT 4 LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 13 NORTH, RANGE 7 EAST OF THE 6TH P.M., SAUNDERS COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 29; THENCE IN AN EASTERLY DIRECTION, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 29, ON AN ASSUMED BEARING OF N87°59'27"E, FOR A DISTANCE OF 705.55 FEET; THENCE ON THE EAST LINE OF TRACT A OF TRACT 8, ALSO THE WEST LINE OF LOTS 1 THROUGH 6, TRUED BROS. FIRST ADDITION AND LOT 1, MARTHA ADDITION, N02°03'50"W, A DISTANCE OF 405.94 FEET TO THE NORTHWEST CORNER OF LOT 1, MARTHA ADDITION, ALSO THE POINT OF BEGINNING;
THENCE N67°03'20"W, A DISTANCE OF 129.26 FEET;
THENCE N37°57'02"W, A DISTANCE OF 118.99 FEET;
THENCE N16°14'40"W, A DISTANCE OF 119.08 FEET;
THENCE N02°02'04"W, A DISTANCE OF 522.89 FEET;
THENCE N87°57'56"E, A DISTANCE OF 35.82 FEET;
THENCE N02°02'04"W, A DISTANCE OF 130.00 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT A OF TRACT 4;
THENCE ON THE NORTH LINE OF SAID TRACT A OF TRACT 4, N87°57'56"E, A DISTANCE OF 332.67 FEET TO THE NORTHEAST CORNER OF SAID TRACT A OF TRACT 4;
THENCE ON THE COMMON LINE OF SAID TRACT A OF TRACT 4 AND TRACT B OF TRACT 4 IN THE SOUTHEAST QUARTER OF SAID SECTION 29, S01°45'05"E, A DISTANCE OF 552.94 FEET TO A POINT ON THE NORTH LINE OF CAMERON STREET AS PLATTED IN THE VILLAGE OF CERESCO;
THENCE ON THE NORTH LINE OF CAMERON STREET, S87°15'06"W, A DISTANCE OF 19.81 FEET TO A POINT ON THE WEST LINE OF THIRD STREET AS PLATTED IN THE VILLAGE OF CERESCO;
THENCE ON THE WEST LINE OF THIRD STREET, S02°03'04"E, A DISTANCE OF 366.06 FEET TO THE NORTHEAST CORNER OF LOT 1, MARTHA ADDITION;
THENCE ON THE NORTH LINE OF SAID LOT 1, S87°56'56"W, A DISTANCE OF 129.85 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 308,618.72 SQUARE FEET OR 7.08 ACRES.

Marcia Kinning with REGA Engineering was present to review the "Hunter Addition" Preliminary Plat, which includes 1) 21 single family lots with public sewer and water, 2) streets will be 33 feet wide with pavement, 3) sidewalks 1 foot from the property line, and 4 feet wide in the right of way, and 4) the grading plan includes a detention in the southwest corner.

Five variances being requested, with the first four needed to meet the standards that are in the new Subdivision Regulations and Zoning Ordinances that will be approved: 1) Lot width from 80 feet to 70 feet. 2) Side yard setback from 10 feet to 7 feet. 3) Utility easements on side lot lines from 16 feet, 8 feet on each side of lot line, to 14 feet, 7 feet on each side of lot line. 4) Utility easement on rear lot line from 16 feet to 14 feet. 5) Centerline curve radius on the street from 200 feet to 154 feet (154' being State requirements).

The Planning Commission requirements include: 1) A pedestrian easement between Lots 5 and 6 in Block 2. 2) Showing the location of the sidewalks clearer. 3) Sidewalk on Lot 1, Block 2, along 3rd Street to be constructed. 4) Sidewalks with backyards to 3rd Street would be constructed when 3rd Street is improved. 5) After 7 years, if there is a lot that isn't sold to build on the developer will be required to put the sidewalk in. All lots sold, and not built on, are also required to install a sidewalk after 7 years.

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Also noted was 1) Street right of way is 66 feet with 33 feet wide pavement. 2) There are 2 storm sewer inlets along Hunter Street. 3) Drainage from the south side of Park Street will drain south to the inlets. Drainage from 3rd street will go northwest to the inlets. 4) Design is based on new Zoning Ordinances and Subdivision Regulations, and this is how the engineer also reviewed it.

Ogden reviewed when the planning commission met they had a question on the sanitary sewer capacity from the study that was recently done. She has reviewed the study and the sanitary sewer does have sufficient capacity.

Ogden noted all her comments regarding the Hunter Addition were addressed. The Board may want to consider the preliminary plat being on a separate document from the other information required (street/utility plan, grading plan, etc.). Also reviewed was the single point of access to the lots in case of an accident.

Parking on one side of the street is planned, which would probably be the west side.

There was no public comment.

Hartshorn moved to close the Public Hearing at 6:18 PM. Rupe seconded. Voting Yes: Hartshorn, Rupe, Custer and Peterson. No: none. Motion carried.

Rupe moved to approve the Preliminary Plat for the Hunter Addition. Hartshorn seconded. Voting Yes: Rupe, Hartshorn, Custer and Peterson. No: none. Motion carried.

WHEREUPON, the Chair announced that the introduction of Ordinances 2020-1 and 2020-2 was now in order.

Hartshorn shared concerns of the accessory building height. Ogden noted accessory dwelling units are not addressed in the code, and that Jeff Ray would recommend the 20 foot height. Lindgren noted the Planning Commission had recommended the 15 foot height from the grade. Lindgren also spoke to Planning Commission Chairman Arnie Lowell, and he suggested putting a limit on the height to not exceed the house.

The Board agreed to change the accessory building height to 20 feet, and not to exceed the height of the house. Ordinance 2020-1 and 2020-2 were tabled to the April meeting. Ogden will have changes made.

Hartshorn noted he would like to see the 960 sq. ft. removed and changed to 10% of the maximum lot coverage as is in the ordinances. Discussion held. The Board agreed to the 10% of the maximum lot coverage. Ogden will have changes made for April meeting.

Craig and Lani Swanson were present to discuss the driveway and drainage at 404 S 4th Street. Hartshorn noted he watched the rain come down the driveway to the east, however it did not go over the road, and across the street. In the moderate rain like it was, it functions adequately. With a heavier rain it may or may not go over the street. Hartshorn said it's designed incorrectly, but is functioning adequately. Custer agreed with Hartshorn. Hartshorn noted he would have liked to see the driveway tipped to the north, so the water didn't make it all the way to the street. Craig noted he put a level on the driveway and it is half a bubble off of being level to the north. Rupe agreed with Hartshorn and noted she looked at it as well. It was moderately raining, and the water came straight down to the street, hit the street and curved to the north. It didn't look like it was encroaching far into the street. Concerns of the establishment of grass making it worse was discussed. Craig noted the water from two houses north goes over the street, not in the ditch.

A draft of the sidewalk agreement was reviewed. Swanson's plan is to move in by the middle of April. The Board agreed to change the construction of sidewalk from 24 months after the occupancy permit to October 31, 2022. Craig shared concerns of the garbage truck driving through the alley and onto new sidewalk. Ogden noted sidewalks across an alley way are typically 6-7 inches deep, instead of 4 inches. Lani voiced concerns of the broken water shut off needing repaired prior to the sidewalk construction. Lindgren stated she has contacted Roland regarding the water shut off.

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The Zoning map was reviewed. Hunter's annexation will need to be added. The R-2 zoned property that is currently being farmed was discussed. Ogden will look into adding missing zoning changes, Agricultural use on R-2 zoning and grandfathering.

Information from Terry Miller, from the Saunders County Emergency Management was reviewed regarding possible reimbursement for eligible expenses dealing with the prevention, control, response, and recovery of the COVID 19 virus. A request must be made through a declaration. Discussion held.

The Ceresco Board of Health was discussed and will be reviewed at the April meeting.

Chairman Peterson declared that the Village of Ceresco, Nebraska has been impacted by the virus COVID 19. The virus has caused protective measures from our Village to control the spread of the virus. The virus has impacted our healthcare system, emergency services, businesses and citizens of our Village. Therefore the Board Chair has declared a state of emergency authorized under Nebraska State Statute R.R.S. 81-829.50 on behalf of the Village and will execute for and on the behalf of Village, the expenditure of emergency funds from all available resources, the invoking of mutual aid agreements, and the applying to the State of Nebraska for assistance from the Governor's Emergency Fund and any other resources deems necessary in the fulfillment of his duties.

The Great American Cleanup was reviewed and the Board agreed to apply for supplies and hold an event, to be determined at a later time.

Peterson noted the Maintenance Subcommittee will have three interviews tomorrow.

Hartshorn moved to adjourn the meeting at 6:41 PM. Peterson seconded. Voting Yes: Hartshorn, Peterson, Rupe and Custer. No: none. Motion carried.

Scott Peterson, Chairman
Joan Lindgren, Clerk