

AGENDA
VALLEY CITY COUNCIL
Tuesday, November 19, 2024
City Hall
203 North Spruce
Valley, NE 68064
4:30 PM

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Proof of Publication**
5. **Visitors/Correspondence**

Anyone desiring to speak on any item or issue not on the agenda or any item on the agenda that does not include a public hearing may do so, but shall be limited to three (3) minutes. Persons should identify themselves by name and address. Persons speaking should not expect the Planning Commission to engage in back-and-forth dialogue regarding their comments. Unless an agenda item includes a public hearing, no person may speak during the business portion of the meeting; provided, however, persons speaking during a public hearing are limited to between five (5) and twenty (20) minutes.

The public is advised that a copy of the Open Meetings Act is located on the north wall of the Council Chamber, and one copy of all reproducible written material to be discussed at this meeting is available for examination or copying.

6. **Approval of Agenda**
7. **Consent Agenda**

All agenda items on the consent agenda will be acted on in a single motion. Consent agenda items are being forwarded to the Commission Members. Any individual item may be removed by a commission member for special discussion and consideration.

7.A. Approve Minutes of November 7, 2024 Planning Commission special meeting

8. **Discussion of adding storage of single axle enclosed trailers to Ordinance**
9. **Discussion Beefcake/Dux Bux conditional use permit for warehouse distribution**
10. **Public Hearings**

The City Council reserves the right to enter into an executive session at any time during the meeting, in accordance with the Nebraska Open Meetings Act, even though the closed session may not be indicated on the agenda.

It is the intention of the City Council to take up the items on the agenda in sequential order. However, the City Council reserves the right to take up matters in a different order to accommodate the schedules of the City Council members, persons having items on the agenda, and the public.

10.A. Public Hearing to recommend Conditional Use Permit - Private Kennel at 602 S. West St.

- Open Public Hearing
- Public comments: proponents and opponents
- Close Public Hearing
- Discussion and questions by Planning Commission Members
- Vote on recommendation to City Council

11. Adjourn

The City Council reserves the right to enter into an executive session at any time during the meeting, in accordance with the Nebraska Open Meetings Act, even though the closed session may not be indicated on the agenda.

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CITY OF VALLEY
VALLEY PLANNING COMMISSION MINUTES
November 7, 2024

1 and 2. Roll Call and Call to Order: Larry Bottger, Chairman, Scott Burke, Kyle Anderson, Mark Conrey, Brian Foutch, Greg Sunde, and Danielle Lowry. Absent: Jim Tomanek and Jeremy Mayer. Also present: Mayor Cindy Grove, Clerk Christie Donnermeyer, Building Inspector Rune van den Boogaart, City Engineer Greg Perry, and City Attorney Andrea Griffin.

Chairman Bottger noted the location of the open meetings act, and stated one copy of all reproducible written material to be discussed at this meeting is available for examination or copying.

3. Pledge of Allegiance: The Pledge of Allegiance was recited.

4. Proof of Publication: The Proof of Publication was on the desk.

5. Visitors/Correspondence: No one spoke.

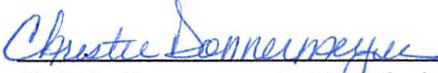
6. Approval of Agenda: member Foutch moved to approve the agenda. Anderson seconded. YES: Bottger, Burke, Anderson, Conrey, Foutch, Sunde, and Lowry. NO: no one. ABSENT: Tomanek and Mayer. Motion carried.

7. Consent Agenda member Foutch moved to approve the consent agenda. Conrey seconded. YES: Bottger, Burke, Anderson, Conrey, Foutch, Sunde, and Lowry. NO: no one. ABSENT: Tomanek and Mayer. Motion carried.

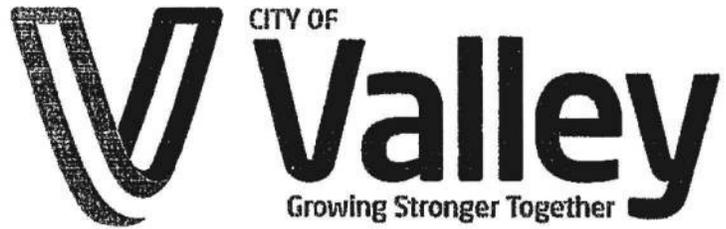
8. Public Hearings:

Prominence Global LLC Redevelopment Plan. Chairman Bottger opened the public hearing. City Attorney Griffin addressed the Commission regarding the Redevelopment Plan. Building Inspector van den Boogaart addressed questions regarding the future land use map. Board Member Bottger then introduced Resolution No. 2024-02 and moved for its passage and approval: A RESOLUTION RECOMMENDING APPROVAL OF A REDEVELOPMENT PLAN OF THE CITY OF VALLEY, NEBRASKA AND APPROVAL OF RELATED ACTIONS. Board Member Conrey seconded the motion. On roll call vote, the following Board Members voted in favor of the motion: Bottger, Burke, Anderson, Conrey, Foutch, Sunde, and Lowry; the following Members voted against the motion: No one; the following Members were absent or did not vote: Tomanek and Mayer. The passage of the resolution having been agreed upon by a majority of the Commission, the Chair declared the resolution passed and signed the resolution in the presence of the Commission and the Secretary attested to its passage by signing the same. A true and complete copy of the resolution is attached hereto as Exhibit C.

Member Bottger moved to adjourn. Conrey seconded. YES: Bottger, Burke, Anderson, Conrey, Foutch, Sunde, and Lowry. NO: no one. ABSENT: Tomanek and Mayer. Motion carried.


Christie Donnermeyer, City Clerk

Planning Commission
Agenda Item



Anyone wishing to request an agenda item to the Planning Commission for changes to zoning regulations, subdivision regulations, etc, is asked to complete this form and return it to the City Office, 203 North Spruce Street, P. O. Box 682, Valley, Nebraska, 68064-0682 by 5 PM on the 2nd Wednesday of every month.

Date: 9/23/24

Agenda Item title: Single Axel Enclosed Trailer

Please clearly state your comment or concern We have stored our single axel enclosed trailer with our hunting decoys in it, on our property for over 5 1/2 years with no issue/complaint until we were notified during the Park Construction that it was against code. This trailer is for personal use & will be padlocked & parked on crushed rock, we did not know it was against city code to have one on our property. We do not have the extra money to pay monthly to store this & we use it for hunting which feeds our family.

Please state what action you would like the Commission to take Our goal is to change the code to be able to store Single Axel Enclosed trailers since it is allowed to have open trailers on your property. Please consider updating code to allow & we will do our part to make sure its parked on crushed rock/concrete & isn't visible by the sight line when looking down the street.

Name: Brett & Laura Moderow

Address: 204 S. West St. Valley, NE 68064

Telephone: 402-253-4063 (Laura's cell)

Email: Lrmoderow@gmail.com

A warehouse + distribution

P.O. Box 682
Valley, NE 68064
Phone: 402-359-2251 Ext. 306
Fax-402-359-2610
www.valleyne.org
Business Hours 9 am - 5 pm M-F



Official Use Only
Planning Meeting Date 11/19/24
 Check Cash Credit Card
Check # 130

APPLICATION FOR CONDITIONAL USE PERMIT

Date: 10-11-24 Landlord/owner: Advantage Investment Prop LLC

Form must be filled out completely before acceptance of this application for processing. Please print.

Property Owner's Name: Beefcake Jerky / Dux Box Telephone No. 402-350-9943

Applicants Address: 26099 Fort Cir, Valley, NE 68064

Applicants Email: Jeff@DuxBox.com

Legal Description of Property: West 1/2 of the Northeast 1/4 lying North of the UP Railroad right of way and state highway, in Section 5, Township 15 North, Range 10 East of the 6th P.M. Douglas County NE

Lot Size: 9600 (Sq. Ft. / Acres) Zoning District Industrial Commercial

Will use in all other respects conform to the applicable regulations of the district in which it is located? Yes C-1

Will use conform to all other applicable regulations and laws of any governmental jurisdiction? Yes

Will use have adequate water, sewer, and drainage facilities? Yes

Will ingress and egress be so designed as to minimize traffic congestion in the public streets/ roads? Yes

Estimated Cost of Structure \$ 1.1 million

Applicant Signature [Signature]

Enclosed(Y/N): Site Plan _____ Easements _____ Permit Plans (If Applicable) _____ \$150.00 (Non-Refundable) Fee X

OFFICE USE ONLY

Permit # _____ Permit is: _____ transferable, _____ transferable upon review/renewal

X _____
Chair, Valley Planning Commission

Date: _____ Approved _____ Approved with added condition's _____ Disapproved _____

X _____
Mayor

X _____
City Clerk

I hereby state that that the information submitted on this application is accurate and correct. I recognize that the issuance of this application shall not grant approval to violate any of the provisions of the building codes or zoning ordinances enforced by this jurisdiction, state or federal law, and that this application shall not prevent the building official from requiring site to be in compliance with all applicable code provisions during field inspections.

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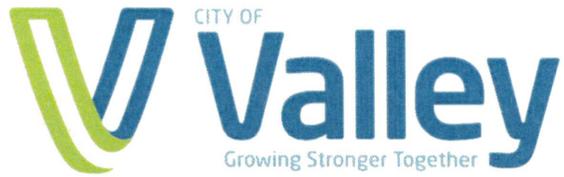
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P.O. Box 682
Valley, NE 68064
Phone: 402-359-2251 Ext. 306
Fax-402-359-2610
www.valleyne.org
Business Hours 9 am – 5 pm M-F



Official Use Only

Planning Meeting Date _____

Check Cash Credit Card

Check # _____

APPLICATION FOR CONDITIONAL USE PERMIT

Date: 9/25/2024

Form must be filled out completely before acceptance of this application for processing. Please print.

Property Owner's Name: Jeanne Mauseth Telephone No. 402 813-2851

Applicants Address: 602 S West St

Applicants Email: jkuhr@cox.net

Legal Description of Property: LANDS SEC-TWN-RGE 36-16-09 N 145 E 396 W 429 S 1/2 SE
1/4 SE 1/4

Request: Private Kennel at 602 S West St.

Lot Size: 1.318 (Sq. Ft. Acres) Zoning District R-2

Will use in all other respects conform to the applicable regulations of the district in which it is located? Yes

Will use conform to all other applicable regulations and laws of any governmental jurisdiction? Yes

Will use have adequate water, sewer, and drainage facilities? Yes

Will ingress and egress be so designed as to minimize traffic congestion in the public streets/ roads? N/A

Estimated Cost of Structure \$ N/A

Applicant Signature Jeanne Mauseth

Enclosed(Y/N) : Site Plan N/A Easements N/A Permit Plans (If Applicable) N/A \$150.00 (Non-Refundable) Fee _____

OFFICE USE ONLY

Permit # N/A Permit is: _____ transferable, transferable upon review/renewal

Chair, Valley Planning Commission

Date: _____ Approved _____ Approved with added condition's _____ Disapproved _____

Mayor

City Clerk

I hereby state that the information submitted on this application is accurate and correct. I recognize that the issuance of this application shall not grant approval to violate any of the provisions of the building codes or zoning ordinances enforced by this jurisdiction, state or federal law; and that this application shall not prevent the building official from requiring site to be in compliance with all applicable code provisions during field inspections.

KENNEL, PRIVATE shall mean an establishment where three or more dogs or cats, or combination thereof, other household pets, or non-farm/non-domestic animals at least four months of age, excluding vicious animals, are raised, bred, or boarded

SECTION 2-402: PERMIT REQUIRED

1. It shall be unlawful for any person to keep or permit to be kept any dog kennel upon any premises occupied by him/her or under his/her charge or control without having first obtained a kennel permit from the Council. Kennel permits may be issued by the Council upon written application, setting forth a description of the premises and location of the same and such other information as the Council may require.

2. No kennel permit shall be issued for any premises until the Council has first determined upon actual viewing and inspection that the operation of such kennel will not constitute a violation of the provisions of this article. The holder of any kennel permit shall allow the inspection of such premises at any reasonable time by an authorized agent of the City to determine that the premises for which the permit is issued is maintained in a humane and sanitary manner. Such permit is subject to revocation if the premises are found to be maintained otherwise.

3. The Council shall have power and authority to revoke any kennel permit at any time in its sole discretion by refunding the kennel permit fee to the holder thereof.

4. The provisions of this section shall not apply to any animal shelter or animal hospital operated by a veterinarian duly licensed under the laws of the State of Nebraska.

Home owner called NE Department of Agriculture. They stated in a phone call that they do not do inspections for this type of private kennel.

