



CITY OF SCOTTSBLUFF
Scottsbluff City Hall Council Chambers
2525 Circle Drive, Scottsbluff, NE 69361
PLANNING COMMISSION AGENDA

Regular Meeting
February 10, 2025
6:00 PM

1. **Roll Call**
2. **Nebraska open Meetings Act** (For all interested parties, a copy of the Nebraska Open Meetings Act is posted on a bulletin board at the south wall of the council chambers.)
3. **Notice of changes in the agenda by the City Manager** (Additions may not be made to this agenda less than 24 hours before the beginning of the meeting unless added under Item 4 of this agenda.)
4. **Citizens with business not scheduled on the agenda** (As required by state law, no matter may be considered under this item unless council determines that the matter requires emergency action.)
5. **Approval of the Planning Commission Minutes From**
 - A. January 13, 2025
6. **Public Hearing**
 - A. Planning Commission to conduct a public hearing to consider a preliminary plat and final plat of Bock 1, Pieper Family Subdivision, commonly identified as 1605 W. 42nd Street
7. **Schedule a Meeting**
 - A. March 10, 2025
8. **Adjournment**

City of Scottsbluff, Nebraska

Monday, February 10, 2025

Regular Meeting

Item 5.A

January 13, 2025

Staff Contact:

PLANNING COMMISSION MINUTES
REGULAR SCHEDULED MEETING
January 13, 2025
SCOTTSBLUFF, NEBRASKA

The Planning Commission for the City of Scottsbluff met in regular scheduled meeting on Tuesday, January 13, 2025 at 6:00 PM in the Scottsbluff City Council Chambers at 2525 Circle Drive, Scottsbluff, Nebraska. A notice of the meeting was published in the Star-Herald, a newspaper of general circulation in the city, on January 2, 2025. The notice stated the date, time, and location of the meeting, that the meeting was open to the public, and that anyone with a disability desiring reasonable accommodation to attend should contact the Development Services office. An agenda was kept current and available for public inspection at the Development Services office, provided the Planning Commission can modify the agenda at the meeting if it is determined that an emergency so required. A copy of the agenda packet was delivered to each Planning Commission member

- 1 Chair Becky Estrada called the meeting to order at 6:11 PM. Roll call consisted of the following members being present, Becky Estrada, Linda Redfern, Callan Wayman, Kendall Palu, Mary Bowman, Dave Gompert "Absent", Dana Weber, Angie Aguallo, Henry Huber, Jim Zitterkopf. City Officials present were Zachary Glaubius, Development Services Director, Sharaya Desersa, Economic Development Director, Kent Hadenfeldt, City Attorney, Kevin Spencer, City Manager, Taylor Stephens, GIS Coordinator, and, Chris Perales, Fire Marshal.
- 2 Estrada informed those present of the Nebraska Open Meetings Act and that a copy was located on the south wall of the Council Chambers.
- 3 Acknowledgement of any changes in the agenda: None.
- 4 Business not on the agenda: None.
- 5 The minutes from the December 9, 2024 meeting were reviewed. **Conclusion:** a motion was made by Wayman and seconded by Palu to approve the minutes. "Yeas:" Becky Estrada, Linda Redfern, Callan Wayman, Kendall Palu, Dave Gompert, Mary Bowman "Nays" None "Absent" Henry Huber, Angie Aguallo, Jim Zitterkopf, Dana Weber "The motion carried.
- 6 Estrada introduced Item 6A, Planning Commission to conduct a public hearing for the purpose of reviewing and obtaining comment on the Redevelopment Plan or the Northfield Retirement Communities Garden Homes Project and Planning Commission to review and take action on a resolution recommending approval of the Redevelopment Plan for Northfield Retirement Communities Garden Homes Project. Estrada opened the public hearing at 6:13 PM. Hadenfeldt stated the project is for the construction of additional garden homes at the Northfield Retirement Community property, which is located in designated blighted and substandard area. Hadenfeldt stated the standard of review for the Planning Commission was to review whether the project is alignment with the 2016 Comprehensive Plan. Hadenfeldt stated the property is zoned R-1A, which permits two-family dwellings as a principle permitted used. Hadenfeldt stated the project is located in the northeast section of the comprehensive plan which promotes residential development, and the development will provide a good transition from the commercial property to the east to the residential properties to the west. Hadenfeldt stated a memo and the redevelopment plan are included in the agenda packet. Northfield Communities CEO Bill Johnson stated the company has been reviewing over the years to see what the community needs. Johnson stated Northfield current has the congregate living and built 4 garden home units recently. Johnson stated they built and are going to expand the garden

homes concept as not everyone likes to live in a dorm-like setting. Johnson stated they want to build more garden homes around a cul-de-sac on the property.

- 7 **Conclusion:** A motion was made by Palu and seconded by Wayman to make a recommendation on approval of the Redevelopment Plan for the Northfield Retirement Communities Garden Homes Project to City Council. “Yeas:” Becky Estrada, Linda Redfern, Callan Wayman, Kendall Palu, Dave Gompert, Mary Bowman “Nays” None “Absent” Henry Huber, Angie Aguallo, Jim Zitterkopf, Dana Weber “The motion carried.
- 8 Estrada opened Item 7A under Other Business regarding Marvin Planning Consultants to present progress on Comprehensive Plan to Planning Commission. Glaubius introduced Mason Hermann and Spencer Lemon from MPC. Hermann and Lemon presented the current progress on the Comprehensive Plan as well as notes from the focus group meetings held in October 2024
- 9 Planning Commission confirmed the next meeting date of February 10, 2025.
- 10 Item 9: Adjournment
- 11 Adjournment: Motion was made by Palu and seconded by Bowman to adjourn the meeting at 6:54 PM. “Yeas:” Becky Estrada, Linda Redfern, Callan Wayman, Kendall Palu, Dave Gompert, Mary Bowman “Nays” None “Absent” Henry Huber, Angie Aguallo, Jim Zitterkopf, Dana Weber “The motion carried.

Becky Estrada, Chairperson

Zachary Glaubius, Secretary

City of Scottsbluff, Nebraska

Monday, February 10, 2025

Regular Meeting

Item 6.A

Planning Commission to conduct a public hearing to consider a preliminary plat and final plat of Bock 1, Pieper Family Subdivision, commonly identified as 1605 W. 42nd Street

Staff Contact: Zachary Glaubius



City of Scottsbluff
Subdivision Application
Permit Identifier 2025-38SD

Type:	Preliminary Plat		
Applicant Name	Survey Dept MC Schaff	Applicant Address	818 S BELTLINE HWY E SCOTTSBLUFF, Nebraska
Applicant Email	survey@mcschaff.com	Applicant Phone	3086351926
Contact Name	Marlene Heiting (Trustee)	Contact Address	170 Krotz Rd.
Conact Email	m1heiting@gmail.com	Contact Phone	308-430-1600

Subdivision Information

Proposed Name of Subdivision Pieper Family Subdivision

General Location/Address 1605 W 42ND ST

Legal Description see attached

Current Zoning District(s) Ag

Total Area (square feet or acre) 2.49

Number of Past Replat/Plat Amendments 0

Describe the reason for the subdivision

proposed Block 1, Pieper Family Subdivision (2.49 acres) can be sold off



City of Scottsbluff
Subdivision Application
Permit Identifier 2025-39SD

Type: Final Plat

Applicant Name	Survey Dept MC Schaff	Applicant Address	818 S BELTLINE HWY E SCOTTSBLUFF, Nebraska
Applicant Email	survey@mcschaff.com	Applicant Phone	3086351926
Contact Name	Marlene Heiting (Trustee)	Contact Address	170 Krotz Rd.
Contact Email	m1heiting@gmail.com	Contact Phone	308-430-1600

Subdivision Information

Proposed Name of Subdivision Pieper Family Subdivision

General Location/Address 1605 W 42ND ST

Legal Description see attached

Current Zoning District(s) Ag

Total Area (square feet or acre) 2.49

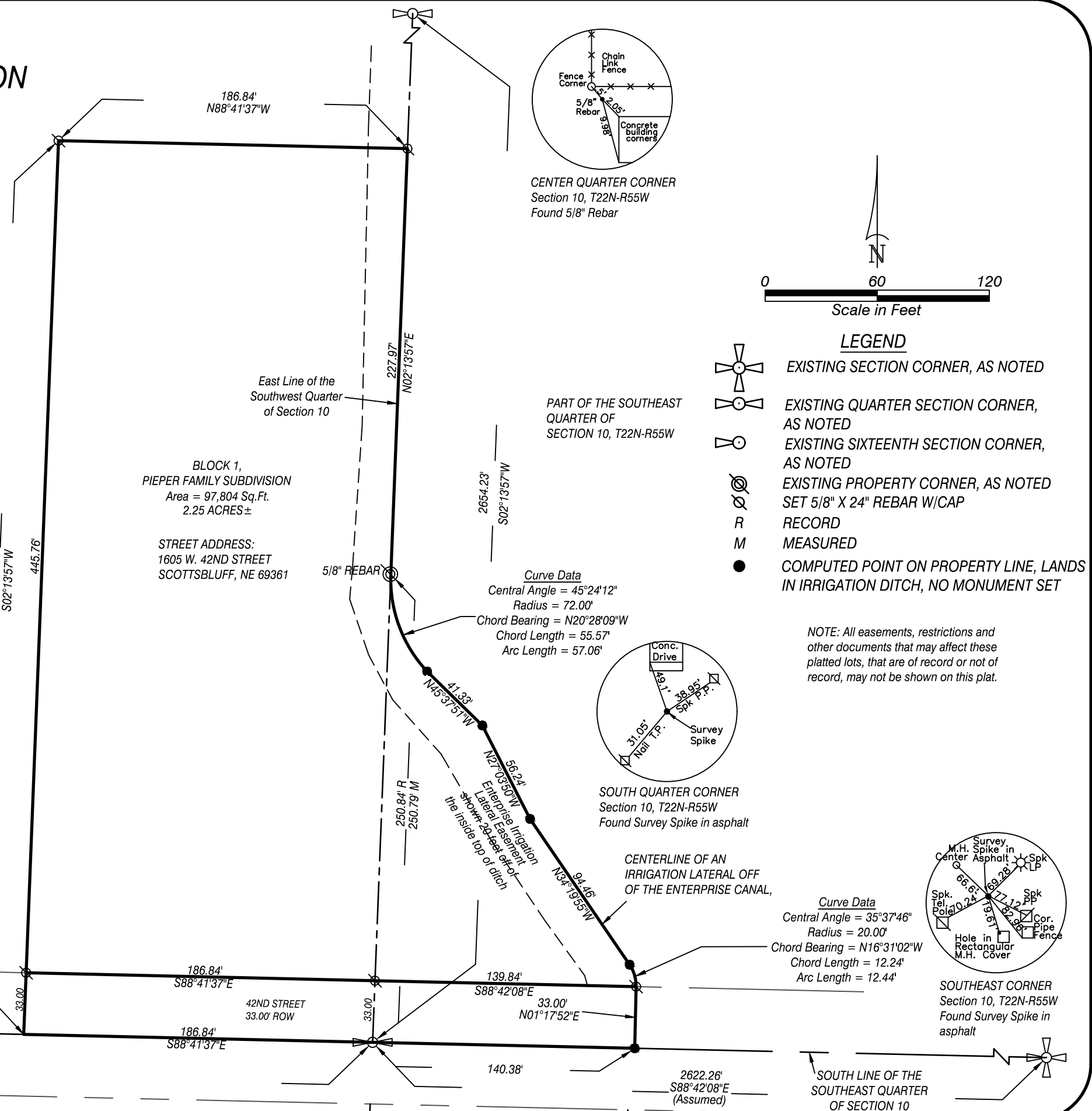
Number of Past Replat/Plat Amendments 0

Describe the reason for the subdivision

proposed Block 1, Pieper Family Subdivision (2.49 acres) can be sold off

BLOCK 1, PIEPER FAMILY SUBDIVISION

*SITUATED IN THE SOUTHEAST QUARTER
OF THE SOUTHWEST QUARTER AND
THE SOUTHWEST QUARTER OF
THE SOUTHEAST QUARTER OF
SECTION 10, TOWNSHIP 22 NORTH,
RANGE 55 WEST OF THE 6TH P.M.,
SCOTTS BLUFF COUNTY, NEBRASKA*



SURVEYOR'S CERTIFICATE

I, Gregg M. Schilz, Nebraska Registered Land Surveyor No. 785, duly registered under the Land Surveyor's Regulation Act, hereby certify that I, or under my direct supervision, have surveyed and prepared a plat of BLOCK 1, PIEPER FAMILY SUBDIVISION, SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 10, THENCE EASTERLY ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10, ON AN ASSUMED BEARING OF S88°42'08"E, A DISTANCE OF 140.38 FEET, TO THE POINT OF INTERSECTION WITH THE CENTERLINE OF AN IRRIGATION LATERAL OFF THE ENTERPRISE CANAL, THENCE BEARING N01°17'52"E, ON SAID LATERAL CENTERLINE, A DISTANCE OF 33.00 FEET, TO THE POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 35°37'46", A CHORD BEARING OF N16°31'02"W AND A CHORD DISTANCE OF 12.24 FEET, THENCE NORTHWESTERLY ON THE ARC OF SAID CURVE, AND SAID LATERAL CENTERLINE, A DISTANCE OF 12.44 FEET, THENCE BEARING N34°19'55"W, ON SAID LATERAL CENTERLINE, A DISTANCE OF 94.46 FEET, THENCE BEARING N27°03'50"W, ON SAID LATERAL CENTERLINE, A DISTANCE OF 56.24 FEET, THENCE BEARING N45°37'51"W, ON SAID LATERAL CENTERLINE, A DISTANCE OF 41.33 FEET, TO THE POINT OF CURVATURE OF A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 72.00 FEET, A CENTRAL ANGLE OF 45°24'12", A CHORD BEARING OF N20°28'09"W AND A CHORD DISTANCE OF 55.57 FEET, THENCE NORTHWESTERLY ON THE ARC OF SAID CURVE, A DISTANCE OF 57.06 FEET, TO THE POINT OF INTERSECTION WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10, SAID POINT WAS SET AND REFERENCED IN A SURVEY COMPLETED ON MAY 18TH OF 1966, BY M.C. SCHAFF LS 233, THENCE NORTHERLY ON SAID EAST LINE OF THE SOUTHWEST QUARTER, BEARING N02°13'57"E, A DISTANCE OF 227.97 FEET, THENCE WESTERLY ON A LINE PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, BEARING N88°41'37"W, A DISTANCE OF 186.84 FEET, THENCE SOUTHERLY ON A LINE PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER, BEARING S02°13'57"W, A DISTANCE OF 478.76 FEET, TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 10, THENCE EASTERLY ON SAID SOUTH LINE, BEARING S88°41'37"E, A DISTANCE OF 186.84 FEET, TO THE POINT OF BEGINNING, SAID TRACT CONTAINING AN AREA OF 2.49 ACRES, MORE OR LESS.

THAT THE ACCOMPANYING PLAT IS A TRUE DELINEATION OF SAID SURVEY DRAWN TO A SCALE OF 60 FEET TO THE INCH. THAT ALL MONUMENTS FOUND OR SET ARE MARKED AS SHOWN. THAT ALL DIMENSIONS ARE IN FEET AND DECIMALS OF A FOOT. THAT SAID SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF IS TRUE, CORRECT AND IN ACCORDANCE WITH THE LAND SURVEYORS REGULATION ACT IN EFFECT AT THE TIME OF THIS SURVEY.

WITNESS MY HAND AND SEAL this ____ day of _____, 2025
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.

GREGG M. SCHILZ, NEBRASKA REGISTERED LAND SURVEYOR, L.S. 785

BLOCK 1, PIEPER FAMILY SUBDIVISION
SCOTTS BLUFF COUNTY, NEBRASKA
SHEET 2 OF 2
JOB# RM240317-00

OWNER'S STATEMENT

We, the undersigned, being the owners of unplatted land situated in the situated in the Southeast Quarter of the Southwest Quarter and the Southwest Quarter of the Southeast Quarter of Section 10, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska as described in the foregoing `Surveyor's Certificate' and shown on the accompanying plat have caused such real estate to be platted as BLOCK 1, PIEPER FAMILY SUBDIVISION SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA

That the foregoing plat is made with the free consent and in accordance with the desires of the undersigned owners. We hereby dedicate 42nd Street ROW and these easements shown for the use and benefit of the public.
Dated this ____ day of _____, 2025.

Owner: W. Jean Pieper Family Trust

By: Marlene Heiting, Trustee of the
W. Jean Pieper Family Trust

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
)
COUNTY OF _____)

Before me, a Notary Public, qualified and acting in said County, personally came Marlene Heiting, Trustee of the W. Jean Pieper Family Trust to me known to be the identical person whose signature is affixed to the foregoing `Owner's Statement' and acknowledged the execution thereof to be her voluntary act and deed, and the voluntary act and deed of the W. Jean Pieper Family Trust.

WITNESS MY HAND AND SEAL THIS ____ DAY OF _____, 2025.

Notary Public

My Commission Expires _____

APPROVAL AND ACCEPTANCE

The foregoing plat of BLOCK 1, PIEPER FAMILY SUBDIVISION, SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA is hereby approved by the Mayor and City Council of the City of Scottsbluff, Scotts Bluff County, Nebraska,

by resolution duly passed this ____ day of _____, 2025.

Mayor: Betsy Vidlak,

ATTEST: _____
City Clerk

City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

Prepared on: January 31, 2025

For Hearing of: February 10, 2025



I. GENERAL INFORMATION

- A. Applicant:** MC Schaff & Associates
818 S Beltline Highway
Scottsbluff, NE 69361
- B. Property**
Owner: Pieper Family Trust/ W Jean C/O Marlen Heiting
170 Krotz Road
Hay Springs, NE 69347
- C. Proposal:** Preliminary Plat and Final Plat, Block 1, Pieper Family Subdivision
- D. Legal Description:** Block 1, Pieper Family Subdivision
- E. Location:** 1605 W 42nd Street
- F. Existing Zoning & Land Use:** A-Agricultural | Farmstead
- G. Proposed Zoning:** R-1A Single-Family Residential
- H. Size of Site:** Approximately 2.25 acres

II. BACKGROUND INFORMATION

A. General Neighborhood/Area Land Uses and Zoning:

Direction From Subject Site	Future Land Use Designation	Current Zoning Designation	Surrounding Development
North	Residential	A Agricultural	Farmland
East	Rural	R-1A Single Family Residential	UNL Panhandle Research Extension and Education Center
South	Residential	A Agricultural & R-1A Single Family Residential	Single-Family Dwellings
West	Residential	A Agricultural	Farmland

III. ANALYSIS

A. Comprehensive Plan: The Future Land Use Map of the Comprehensive Plan currently shows the site as predominantly Residential with the southeastern corner being shown as Rural.

1. The subdivision will be rezoned to R-1A Single-Family Residential therefore is in compliance with the comprehensive plan.

B. Traffic & Access:

1. Access is via W 42nd Street
2. No sidewalk is present. The subdivision is exempted as it is in the extra-territorial jurisdiction (ETJ)
3. 33' feet of W. 42nd Street right-of-way will be dedicated with this plat.

C. Utilities:

1. The subdivision is served by sewer located in the W. 42nd Street right-of-way.
2. The nearest water main is approximately 430 feet away. The subdivision is not required to connect to City water as it is located in the ETJ.
3. An easement for an irrigation lateral from the Enterprise Canal is located on Block 1.

IV. STAFF COMMENTS

- A. The property owner is seeking to split the farmstead off from the farmland for selling purposes.
- B. The farmland is already reserved land for a Agricultural Estate Dwelling Site located 2201 W. 42nd Street, therefore a plat and rezone is needed to split the farmstead from the farmland.
- C. As the property is unplatted, a preliminary and final plat are needed.
- D. The subdivision is adjoining to the corporate limits. However, the City is not pursuing annexation at this time due to the significant distance to the nearest water main.
- E. The rezone request will be reviewed by the Planning Commission at the March 10, 2025 meeting.

V. FINDINGS OF FACT

A. Findings of Fact to Recommend Its Approval May Include:

1. The Comprehensive Plan identifies the area as Residential and Rural and the subdivision continue to comply with the plan.
2. Block 1 exceeds the 5,500 sq. ft minimum lot size.
3. Block 1 meets the minimum lot width of 55 feet

B. Findings of Fact to Not Recommend Approval May Include:

1. None

VI. STAFF RECCOMENDATION

- A. Staff recommends Planning Commission make a positive recommendation to City Council to approve of the preliminary plat and final plat for Block 1, Pieper Family Subdivision.

PIEPER FAMILY SUBDIVISION

Zoning Overview



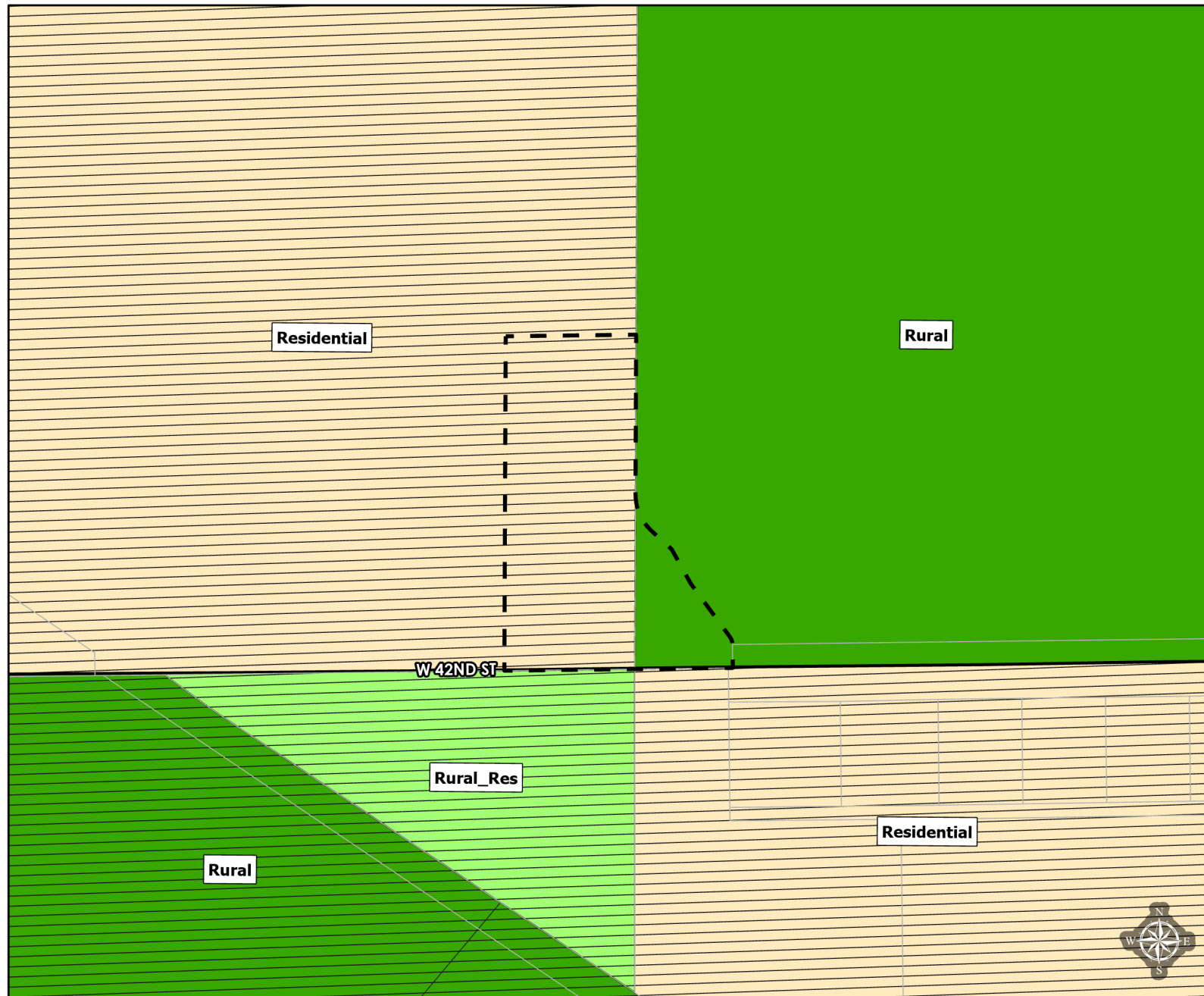
- Property Location(s)
- Street Centerlines
 - Highway
 - Main Road
 - Residential/Rural
- Official City Zoning
 - (A) Agriculture
 - (AR) Agriculture Residential
 - (C-1) Central Business District
 - (C-2) Neighborhood Commercial
 - (C-3) Heavy Commercial
 - (M-1) Light Manufacturing & Industrial
 - (M-2) Heavy Manufacturing and Industrial
 - (O-P) Office and Professional
 - (PBC) Planned Business Center
 - (R-1) Single Family
 - (R-1A) Single Family Medium Density
 - (R-1B) Rural Residential Estate
 - (R-4) Heavy Density Multiple Family
 - (R-6) Mobile Home
- Parcels
- Corporate and ETJ Boundaries
 - Scottsbluff Corporate Limits
 - Scottsbluff ETJ
- Address

Taylor Stephens
City of Scottsbluff GIS
Created on 2/4/2025
Coordinate System: NAD 1983 (2011)
StatePlane Nebraska FIPS 2600 Feet
Lambert Conformal Conic

The City makes no representation or warranty as to the accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement or location of any map features thereon.

PIEPER FAMILY SUBDIVISION

2016 Comp. Plan Future Land Use Overview



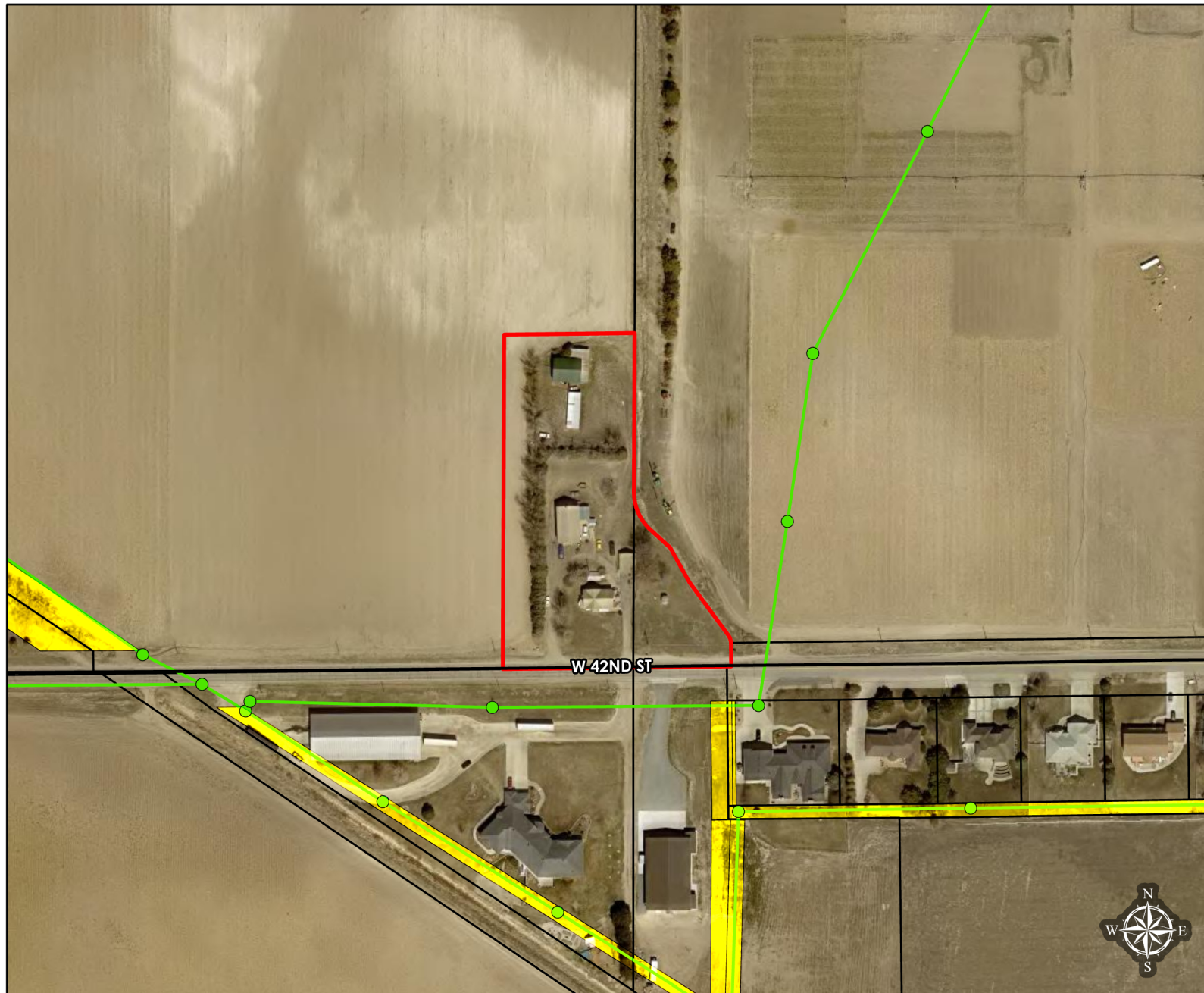
- Proposed Changes
- Parcel Boundaries
- 2016 Comp. Plan Land Use**
 - Automobile Commercial
 - Avenue B and Hospital Campus
 - Central Business District
 - East Overland
 - Highway 26 Commercial
 - Northwest Commercial
 - Residential
 - Rural
 - Rural Residential
 - SE Industrial and Commercial
 - South Broadway
 - WNCC and Surrounding Area
- Street Centerlines**
 - Highway
 - Main Road
 - Residential/Rural
- 2016 Comp. Plan Development**
 - LTD (10 - 20 yrs)
 - NTD (Less than 5 yrs)
 - STD (5 - 10 yrs)

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PIEPER FAMILY SUBDIVISION

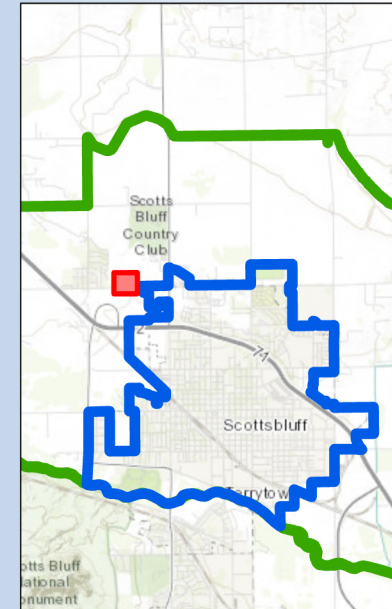
Utilities Overview



- Highway
- Main Road
- Residential/Rural
- Wastewater MH
- Wastewater Lines
- Concerning Parcel(s)
- Parcels
- Easements
- WinCan Sections
- WinCan Inspections

PIEPER FAMILY SUBDIVISION

Aerial Overview



 Proposed Changes

Street Centerlines

CLASS

-  Highway
-  Main Road
-  Residential/Rural
-  Parcels
-  Address

Taylor Stephens
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City of Scottsbluff, Nebraska

Monday, February 10, 2025

Regular Meeting

Item 7.A

March 10, 2025

Staff Contact: