



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

Regular Meeting
December 8, 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. November 10, 2025
6. **Old Business**
 - A. Planning Commission to remove from the table to conduct Public hearing regarding a Zoning Text Amendment regarding Conditional Use Permits to Chapter 6, Article 6, and Chapter 25 Articles 2, 3, 4, 5, 6, 8, 13, and 20.
7. **Public Hearing**
 - A. Planning Commission to conduct a Public Hearing regarding an Amended Plat of Lot 1 and 2A, Block 2, Clemens-Reinhardt Subdivision, commonly identified as 802 and 826 W. 36th Street.
 - B. Planning Commission to conduct a Public Hearing regarding a Special Use Permit for a Residential Dwelling in the C-3 Heavy Commercial District at Lot 1B, Block 4, East Portal Addition Replat, commonly identified as 2012 E. Portal Place.
 - C. Planning Commission to conduct a Public Hearing regarding a Salon in the R-1A Single-Family Residential District at Lot B, Block C, Subdivision of Lot 6, Second Addition, commonly identified as 215 and 217 E. 15th Street.

D. Planning Commission to Conduct a Public Hearing regarding a Zoning Text Amendment regarding Conditional Use Permits and Formatting Changes to Chapter 6, Article 6, and Chapter 25 Articles 2, 3, 4, 5, 6, 8, 13, and 20.

8. **Staff Reports**

9. **Schedule a Meeting**

A. January 12, 2026

10. **Adjournment**