# BELLWOOD PLANNING COMMISSION

MEETING MINUTES

BELLWOOD VILLAGE AUDITORIUM

August 8thTH, 2022

1. CALL MEETING TO ORDER
   1. The meeting of the Bellwood Planning Commission was called to order at 7:00 pm by Chairman Rod Bell with the Pledge of Allegiance and recognition of the Open Meetings Law.
2. ROLL CALL
   1. The following members were present: Chairman, Rod Bell; Secretary, Shelby Klein, Deb Buell; Ken Schmid; Jim Buell; Josh Grape, and Rod Hoeppner. Also present was Zoning Administrator, Ray Sueper, Mayor Joyce Napier, and Board Member Jeremy Junck.
3. APPROVAL OF MINUTES
   1. Minutes of the May 9th, 2022, meeting was approved unanimously.
4. LRC SAND AND GRAVEL CONDITIONAL USE PERMIT RENEWAL
   1. Ray Sueper presented information on the background and location of the gravel mining request.
   2. Chairman Bell invited the public to comment on the request.
   3. After some discussion it was decided to proceed with the renewal with the same existing stipulations for maintaining the property. Deb Buell made a motion to approve the Permit. Rod Bell seconded the motion. All voted “Yes”.
5. PUBLIC HEARING FOR THE 1 &6 YEAR PLAN
   1. Brent Ciecior, the Village Street Superintendent from JEO, presented his proposal the 2022-23 1&6 Plan.
   2. Ken Schmid made a motion to open the Public Hearing. With Jimmy Buell seconding this motion.
   3. After some discussion concerning what should be included in the plan by members of the public in attendance, the public hearing was closed.
   4. Jimmy Buell voted to table the plan for one month until more information could be gathered relative to the public’s comments relative to sidewalks. Rod Bell seconded this motion. All voted “Yes”.
6. PUBLIC HEARING FOR THE CDBG BLOCK GRANT TO UPDATE THE VILLAGE COMPREHENSIVE PLAN
   1. A representative from SENDD, Kelechi Chibuiker, presented the grant funding opportunity. The Grant would be a 90-10 match, with 90% of the cost being covered by the block grant and 10% would be the Village’s responsibility. An overall cost estimate of $25,000.00 was provided by Keith Marvin of Marvin Planning in David City, as a general baseline cost.
   2. Jimmy Buell made a motion to open the public hearing with Deb Buell seconding the motion. All voted yes.
   3. The public was invited to comment. Much discussion ensued relative to public participation concerns, Sidewalk improvements, and meeting notice improvements.
   4. The public hearing was closed.
   5. Jimmy Buell made a motion to recommend to the Board to approve the Grant application for the updating of the Village Comprehensive Plan. Deb Buell seconded the motion. All voted yes, with one abstaining – Ken Schmid.
7. CONSIDERATION OF A CONDITIONAL USE PERMIT TO REPLACE A TRAILER IN THE TRAILER PARK
   1. No one showed up to represent the request. The Commissioners wanted to know about the interior condition of the new trailer before considering the request.
   2. Jimmy Buell made a motion to Table the request until someone could get the commission pictures of the new trailer’s interior condition. Rod Hoeppner seconded the motion. All voted yes.
8. CONSIDERATION OF UPDATING TO THE 2018 BUILDING CODES.
   1. Ray Sueper informed the Commission that the State of Nebraska had updated to the 2018 ICC Building Codes and was recommending that the Village follow suit. Ray stated that having building codes that are within 5 years of the current date can affect the Village’s ISO rating. The ISO number is a national safety standard rating which insurance companies use to determine homeowner’s insurance rates for our area. The more up to date we are with our codes, the better our ISO rating, which leads to cheaper insurance rates for all citizens living within the jurisdiction. Ray also indicated that the building code updates could be reviewed online for free at ICCsafe.org.
   2. Several contractors in attendance objected to the update.
   3. After some discussion, Rod Bell made a motion to Table this item until the next meeting. With Josh Grape seconding the motion.
9. NEXT MEETING
   1. The nest meeting has been set for November 14th, 2022, at 7:00 PM.
10. ADJOURNMENT
    1. There being no further business to discuss, Dan adjourned the meeting at 8:07 pm.

Respectfully Submitted,

Ray Sueper, Zoning Administrator Shelby Klein, Secretary