

MINUTES OF SPECIAL MEETING OF THE NELIGH MAYOR AND CITY COUNCIL  
January 13, 2021

A special meeting of the Mayor, City Council and Planning Commission of the City of Neligh was held on Wednesday, January 13, 2021 at 6:30 P.M. at the Neligh American Legion. Present were Mayor Hartz, Council Members Dale Wilkinson, Brent Pickrel, Ted Hughes and Leonard Miller. Planning Commission members present were Bennie Taylor, Brian Christiansen, Lance Sanne and Don Zegers. Absent was Rich Burgess. Also in attendance were City Attorney James McNally, City Supt. Dan Donaldson, City Clerk Danielle Klabenes and News Reporter Jenny Higgins. Notice of the meeting was given in advance thereof by posting in four public places on January 4, 2021. A copy of their acknowledgement of receipt of notice and the agenda is attached to the minutes. Mayor Hartz offered a prayer before opening the meeting. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public. Mayor Hartz presided over the meeting and noted that a copy of the Open Meetings Law, located on the north wall of the Neligh American Legion was available for the public. Clerk Klabenes recorded the minutes.

Mayor Hartz thanked the Planning Commission members for attending the meeting and volunteering their time to the citizens.

#### **SHOUSE STRUCTURES**

A lengthy discussion was held for ordinances in neighboring communities with square footage minimums, consideration for a percentage of storage versus residential square footage, allowance of structures with more storage area than living area inside and outside of city limits, the definition of a shouse structure, consideration for consent of neighbors in allowing shouse structures inside city limits, the exterior materials used to build a shouse structure and the evolution of housing needs and materials used. It was noted that the Planning Commission had recommended to prohibit shouse structures inside the city limits. It was noted that a majority of the Council members recommended to prohibit shouse structures inside the city limits. It was the consensus of the boards to request the City Attorney to list the definition of a shouse for the Planning Commission to discuss at a public hearing for recommendation to the City Council. It was the consensus of the boards that the City Council would follow with a public hearing to consider by Ordinance for shouse structures to be prohibited within the city limits and allowed outside City limits in agricultural zones. No action taken and the City Attorney will prepare the definition.

#### **GAZEBO OR PERGOLA STRUCTURES**

Discussion noted that both gazebo and pergola structures were not controversial, look nice and were for recreational purposes. City Attorney McNally was advised to prepare the ordinance to allow both structures for the Planning Commission to discuss at a public hearing.

#### **SETBACK FOR FIRE PROTECTION**

Discussion noted that the current 10-foot setback was sufficient and no changes were needed. No action was taken.

**STORAGE CONTAINERS**

City Attorney McNally reported that after the Planning Commission and City Council had discussed the storage containers, he advised the matter would better be listed in the zoning regulations. Discussion noted that the City Council had approved the Planning Commission recommendation to allow in commercial zones and added the concrete foundation with no visible rust. Discussion was held for consideration to allow in residential zones with a cap on the size of storage containers of an 8’ by 20’ container, also to be placed on concrete with no rust, in matching color as the property and require the filing of a building permit. Discussion was held for members in agreement or against placing storage containers inside residential areas with the majority of members against placement in residential areas. It was the consensus of the boards to request City Attorney McNally to draft such ordinance for the Planning Commission to discuss at a public hearing.

There being no further business to conduct Council member Miller motioned to adjourn the meeting, seconded by Pickrel. Roll call votes in favor were Wilkinson, Pickrel, Hughes, Miller, Taylor, Sanne, Christiansen and Zegers. Absent: Burgess. Opposed: None. Thereupon Mayor Hartz declared the meeting adjourned. Time: 8:20 P.M.

City of Neligh

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Joe Hartz, Mayor

(ATTEST)

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Danielle Klabenes, City Clerk

**CERTIFICATION**

I, the undersigned, City Clerk of the City of Neligh, Nebraska, hereby certify that the foregoing is a true and correct copy of proceedings had and done by the Council on January 13, 2021 that all of the subjects included in the foregoing proceedings were contained in the agenda for the meeting, kept continually current and readily available for public inspection at the office of the City Clerk; that such subjects were contained in said agenda for at least twenty-four hours prior to said meeting; that at least one copy of all reproducible material discussed at the meeting was available at the meeting for examination and copying by members of the public; that the said minutes from which the foregoing proceedings have been extracted were in written form and available for public inspection within ten working days and prior to the next convened meeting of said body; that all news media requesting notification concerning meetings of said body were provided advance notification of the time and place of said meeting and the subjects to be discussed at said meeting.

(SEAL)

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Danielle Klabenes, City Clerk