

TENTATIVE PROGRAM FOR THE FIRST MEETING
OF THE
NEBRASKA PLANNING AND ZONING ASSOCIATION

GRAND ISLAND

MARCH 18, 1966

HOTEL YANCEY

9:00 - 9:30 A. M.	REGISTRATION - Main Floor Lobby
GOLD ROOM	MODERATOR - John Abramson, Kimball
9:30 - 9:40	WELCOME - Howard Peterson, Mayor, City of Grand Island
9:40 - 10:15	PURPOSES AND GOALS OF THE ASSOCIATION Bill V. Dawson, Nebraska City James Kelly, Omaha
10:15 - 10:45	THE LOCAL PLANNING AGENCY AND ITS RESPONSIBILITIES, FUNCTIONS, AND DUTIES Larry G. Heeren, Associate Director of Planning Division of Nebraska Resources, Lincoln
10:45 - 11:00	COFFEE BREAK
11:00 - 11:45	PLANT LOCATION AND PLANNING James Herbert, Western Electric, Omaha
12:00 - 1:30 P. M.	LUNCH - GOLD ROOM ADDRESS: "State and Local Planning--Their Relationship" Governor Frank B. Morrison
1:45 - 2:15	RECREATIONAL PLANNING AND COMPREHENSIVE COMMUNITY PLANNING Ralph McClintock, Community Recreation Specialist Game, Forestation and Parks Commission, Lincoln
2:15 - 2:30	SUMMARY John Abramson
2:30 - 4:00	ORGANIZATION OF THE ASSOCIATION Harry Anderson, Millard James Kelly, Omaha
4:00 P. M.	ADJOURNMENT

PREREGISTRATION

NAMES

ADDRESS

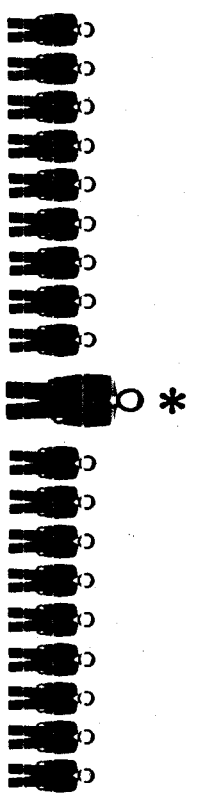
Registration fee is \$2.50 per person. This includes, luncheon, coffee, etc.

Please make checks or money orders payable to NEBRASKA PLANNING & ZONING ASSOCIATION,
Box 94666, State Capitol, Lincoln, Nebraska
68509

Return registration to address listed above, in return you will be sent a copy of the proposed Constitution and By-laws of the Association for review prior to, and for the purpose of discussion at the meeting.

NOTES

FIRST ANNUAL MEETING
of the
NEBRASKA PLANNING
and
ZONING ASSOCIATION



NEBRASKA PLANNING AND ZONING ASSOCIATION OFFICERS

Bill V. Dawson, President, Nebraska City
John Abramson, First Vice President, Kimball
Harry P. Anderson, Second Vice President, Millard
Mitsuo Kawamoto, Membership Secretary-Treasurer, Omaha
Larry G. Heeren, Corresponding Secretary-Editor, Lincoln

May 21, 1966

Kearney, Nebraska

Holiday Inn

PROGRAM FOR THE ANNUAL MEETING

MORNING SESSION

9:00 - 9:30

Registration - Holiday Inn Lobby

Moderator

Bill V. Dawson, President
Nebraska City

9:30 - 9:40

Welcome

Mayor F. L. Richards
Kearney

9:40 - 10:30

"The Care and Feeding of the Professional Planner"

James McGraw
University of Nebraska
Lincoln

10:30 - 11:00

Coffee Break - Lobby

11:00 - 12:00

"The House on Wheels and Community Planning"

Ted Strasser, President
Nebraska Mobil Home Association
Omaha

AFTERNOON SESSION

12:15 - 2:00

Luncheon

Address:

"Approach to Functional Planning"
Isadore Candeub, President
Candeub, Fleissig & Associates
Newark, New Jersey

2:00 - 3:00

"Why, How, What of County Planning"

Panel:

Verl R. Borg, Planner
Lincoln City-Lancaster County Planning
Commission

John O. Jones, Chairman
Seward County Planning Commission

Robert J. Selander, Consultant
Robert J. Selander & Associates
Omaha

3:00 - 3:45

ANNUAL MEETING

Presiding: Bill V. Dawson, President
Mitsuo Kawamoto, Secretary-
Treasurer

NOTES

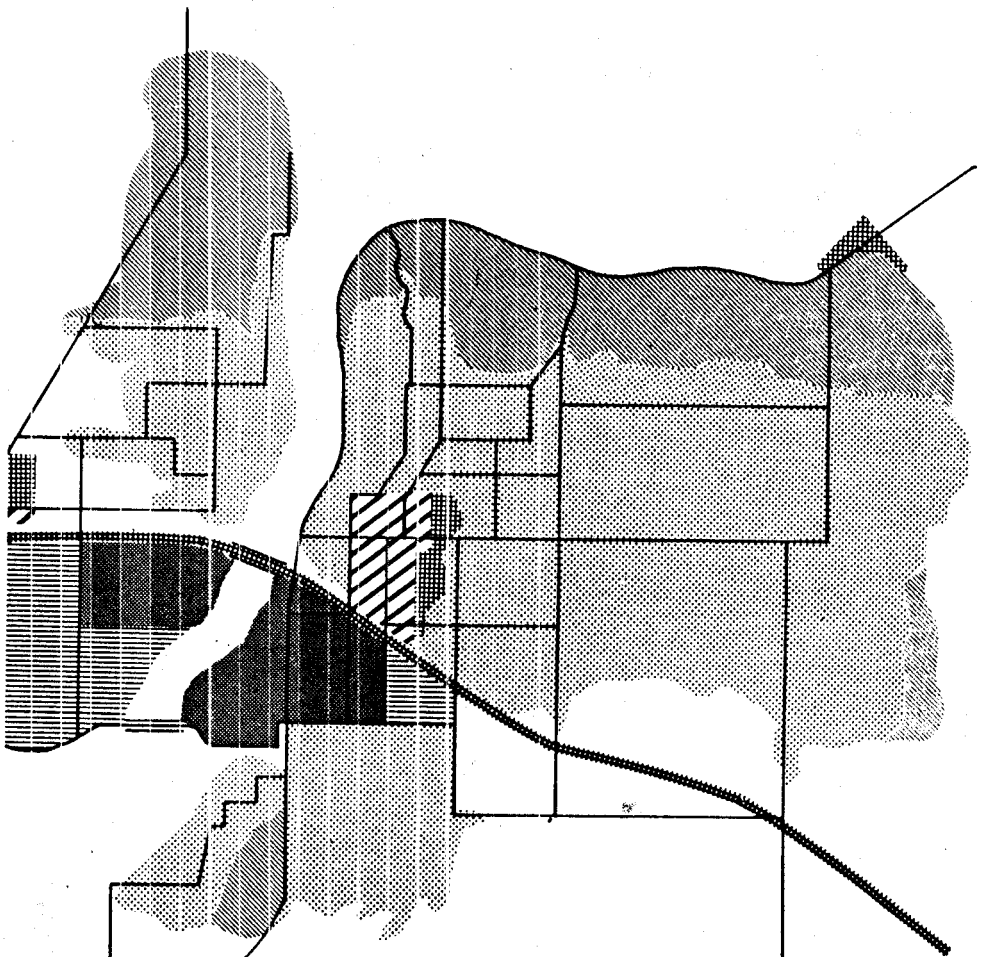
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NEBRASKA PLANNING AND ZONING ASSOCIATION

ORGANIZATION MEETING



GRAND ISLAND

MARCH 18, 1966

GOLD ROOM

HOTEL YANCEY

MORNING SESSION

MODERATOR -- JOHN ABRAMSON, Chairman
Kimball Planning Commission

9:00 - 9:30 Registration - Hotel Lobby

9:30 - 9:40 Welcome - Howard L. Peterson, Mayor
City of Grand Island

10:15 - 10:45 Responsibilities, Duties and Functions
of the Local Planning Commission
Larry G. Heeren
Division of Nebraska Resources

10:45 - 11:00 Coffee Break

11:00 - 11:45 Plant Location and Community Planning
James Herbert, Western Electric

12:00 - 1:30 p.m. Lunch - Gold Room

Address: "State and Local Planning
Their Relationship"
Governor Frank B. Morrison

1:45 - 2:15 Recreational Planning and the
Community Plan
Ralph McClintock
Community Recreational Specialist
Game, Forestation & Parks Commission

2:15 - 2:30 Summary
John Abramson

2:30 - 4:00 Organization of the Association
Harry Anderson, Millard
James Kelly, Omaha

ADJOURNMENT

PURPOSES OF THE ASSOCIATION

1. To encourage and assist in the formation of village, city, county, metropolitan, regional, and State planning commissions.
2. To promote a high standard of physical welfare through sound planning and zoning.
3. To provide a fellowship for exchanging ideas and disseminating information among persons interested in planning and zoning.
4. To foster a complete educational program on village, city, county, metropolitan, and regional planning and zoning assist applies to Nebraska.
5. To encourage and assist in the passage of necessary legislation to carry out comprehensive city, county, metropolitan, regional and State planning and zoning.

MINUTES OF THE NEBRASKA PLANNING AND ZONING ASSOCIATION MEETING

March 18, 1966

Grand Island, Nebraska

With Harry Anderson, Mayor of Millard, presiding the group was asked if they were in favor of formation of a "Nebraska Planning and Zoning Association". There being no objections, approval of the proposed Constitution was requested.

Several Articles and Sections were questioned. Bill Dawson, a member of the study group, explained that it was hoped the group could act under the conditions as printed, in the proposed Constitution, until a working organization was formulated that could amend the proposed Constitution as they found necessary to apply to such a group.

Moved by Jason Rouby of Omaha the proposed Constitution be approved. Motion seconded, voted upon and carried.

The following slate of officers was presented for election:

Bill V. Dawson, Nebraska City, President
John Abramson, Kimball, First Vice-President
Harry Anderson, Millard, Second Vice-President
Larry G. Heeren, Lincoln, Corresponding Secretary-Editor
Mits Kawamoto, Omaha, Membership Secretary-Treasurer

There being no further nominations from the floor, Richard Wozniak of Fremont moved those persons presented on the slate be declared duly elected to their respective offices. Motion seconded, voted upon and carried.

With newly elected President Bill Dawson presiding, John Crane of Omaha moved the rules be suspended for the present and the President be authorized to appoint District Representatives to serve during the interim until the organization is able to function properly. Motion was seconded, voted upon and carried.

It was suggested that those present meet in their respective Districts, following adjournment, to select names of persons from their Districts as suggestions to the President, for temporary appointments as District Representatives.

Jim McGraw of Lincoln moved the next meeting be held in May. Motion seconded, voted upon and carried.

Lorraine Sherich moved the May meeting be held in Kearney. Motion seconded, voted upon and carried.

The Executive Board is to select the day, time of day, and place.

The Secretary-Editor was instructed to notify interested persons of the May meeting.

(over)

James Roserquist of Stromsburg moved that District meetings be held at the May meeting for the purpose of electing District Representatives. Motion seconded, voted upon and carried.

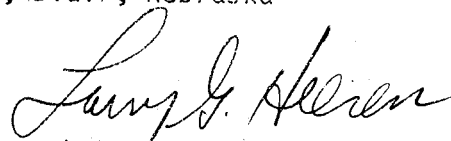
Membership Secretary, Mits Kawamoto reported memberships were not yet available. However, application blanks would be mailed out soon to all possible members. When these application blanks are returned to him, properly filled out and accompanied by dues monies, membership cards will then be mailed.

Expectations of Memberships were not known. However, it was reported that 114 were in attendance today with 41 Nebraska communities and 1 Kansas community being represented.

Adjournment was declared by the President at 3:30 p.m.

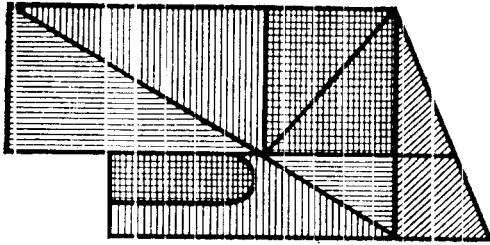
Representatives meeting in their respective Districts to suggest temporary Directors to the President selected the following persons:

- DISTRICT I: Frank Koehler, City Manager, Scottsbluff
- DISTRICT II: None
- DISTRICT III: Norris Swan, Vice-Chairman, Hastings Planning & Zoning Commission,
Post Office Box 87, Hastings
Reverend Howard Stroble, Alma
- DISTRICT IV: Don A. Fitch, 1908 Dakota Avenue, South Sioux City
R. J. Krueger, 13 Valley View Heights, Norfolk
- DISTRICT V: Glen Zajicek, Winber
H. D. Chilen, Humboldt
- DISTRICT VI: James Kelly, Omaha Planning Department, Omaha
Mrs. Roy Seivers, 1712 South Street, Blair, Nebraska



Larry G. Heeren
Recording Secretary-Editor

LGH:bet
3/22/66



NEBRASKA

Planning &
Zoning Association

NEW
S L E
T T E
R - 1

Vol. 1

SEPTEMBER 1967

No. 1

Zone the Small Community?

BY JOHN CRANE

Quite frequently, many small Nebraska communities ask why they should be zoned. Many also seem to have some ready answers which are used to justify the lack of zoning in their community. Comments such as "We don't need it" or "We're too small" or "It doesn't do any good, anyway" or "It's too much trouble" are usually followed by "Everyone knows everybody, all our people are friendly and we don't need new law that will prevent us from doing something we'd like to do and we can, by talking it over, accomplish more than if we had a law that got people mad. We have too much regulation, anyway!"

This attitude is not too different from any other section of the United States. It is an attitude that has led to the ruination of many small communities. It is an attitude that leaves fate to chance and it is an attitude which is of concern and which many community planners work hard to change.

Much of the apprehension to zoning stems from a fear regulation. Zoning is envisioned as strong-armed individual pushing people, telling them where, why, and how to use their buildings and land. This is, of course, not the case. Zoning is an act by the whole community to decide how the community should develop, for the common good. The common good is the people themselves deciding where and how building and land shall be used in harmony with one another. The image we have of our community is strengthened or weakened by zoning. You can be certain that the picturesque small Nebraska community nestled in a small vale with gracious trees and orderly homes and parks just didn't get that way by chance. Someone cared and was concerned enough to make certain that a plan carefully arranging buildings and land was followed.

Picture on the other hand, those Nebraska communities that welcome the traveler or visitor with alfalfa dehydrating plants, feed lots, junk yards, service stations and the like with a "sign" indicating the number of friendly people that the town has. It is apparent that this community must have to tell everyone and itself that it is friendly, because it realizes that it is deficient in a good community attitude.

Basically, every Nebraska community needs zoning. Zoning is prepared to encourage and support the proper arrangement of land and buildings, the densities of population by the size of lots, the location and use of the buildings, the height, bulk and coverage of buildings, the open space around building, and those requirements necessary to enhance the building.

Many Nebraska communities are continuing to experience a population decline, particularly of those people 25 to 45 age group, a group that is productive, economically and the one that has the highest family formation group. This decline is not without its problems, forcing many small communities to the limit of their resources bring to focus needed action, action in the form of zoning. When community resources are pressed it must carefully weigh every improvement whether new or replacement, limit uncontrolled development and prohibit neglect and decay to the area. Positive action is necessary to bring together those elements needed to make a vibrant living community, such as use of vacant parcels near the center of the community, controlling the use of buildings for the purpose originally intended, preserving suitable parcels for future use for recreation, school, or industrial use. These are some of the measures that can be employed in small Nebraska communities.

A well known planner in the midwest offered a number of guidelines a community could use in the review of zoning problems. These include the following:

- *Would the public interest be served if additional land were zoned for purpose requested?
- *If additional land is needed for a specific use, is the area selected the most desirable in the public interest or would another area be suitable?
- *Would the granting of a zoning request follow the future land use plan as well as the present?

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FALL DISTRICT MEETING SET

District meetings have been set throughout the State. All Planning Commission members, City officials, and interested citizens are invited to attend regardless of membership.

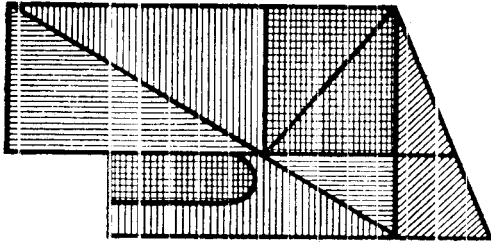
These are to be "functional" meetings concerning discussions on municipal planning for those places who have representatives attending. In other words, you bring your topic with you.

District 6 — Sept 14, 7:30 P.M., City Hall, Millard
District 4 and that northern part of District 2 including Blaine, Loup, Garfield, Wheeler, Boone and Nance Counties — Tentative Date - Oct 5, Norfolk

District 5 — Tentative Date - October 19, Humboldt
District 3 and the remaining southern part of District 2 Tentative, November 2, Grand Island or Hastings

Every two weeks thereafter, there will be a District meeting in alternating districts.

— RMW



NEBRASKA

Planning & Zoning Association

**NEW
S L E
T T E
R - 3**

Vol. 2

October 1968

No. 2

This Is Planning

by Robert J. Selander

Sometime and somehow during the life of any community, forthought is given to the arrangement of one or more community facilities. A new school may be constructed to serve a new residential area or a new sewer is extended to serve a new industry. In each case one is related to the other through planning. Unfortunately, the fact that it is planned does not necessarily make it workable. There is good and bad planning resulting from exactly the same mechanical process. Whether audibly spoken or not, it is assumed this is planning.

A further step is taken by some communities. They become aware of ALL activities and facilities in their community, and how the facilities relate to one another. A Planning Commission is established and the steps are taken to prepare a long range guide or plan for the community. The basic elements are:

A base map is prepared to show present area of the community. It will be used later to graphically show other information as well as proposed plans.

An inventory is made of the existing use of land to determine how the community has been developed to the present time. The existing use of land is the starting point for the proposed plans.

A measurement is made of this land use by means of determining present economic activities. Employment, sales, trade, income, construction, etc., are noted and examined. The potential future needs can be reasonably projected.

The characteristics of the people, for whom the planning is done, are gathered. Population projections are estimated to give scale to the plan. The new areas for homes, business, industry, public and open spaces are then outlined and shown on a map. This is the land use plan.

Closely related is the street plan which envisions the new streets (and widening of existing streets) which will be needed to connect the uses of land. Community facilities to serve the community include utilities, parks, schools, and public buildings.

Implementation tools are needed such as zoning regulations, subdivision regulations, capital improvement program, and building codes.

Collectively these studies and plans are what has been described as a Comprehensive Plan or Master Plan. While the phrase "This is Planning" can also be used to describe a Comprehensive Plan, planning is a process. This process includes several other necessary ingredients which are sometimes hard to describe, but which make the difference.

A meaningful analysis of the data, facts and opinions so that the present community can be realistically and honestly described.

Special interests and self interests are continually present and planning involves coping with these factors to relate them toward the total community goal.

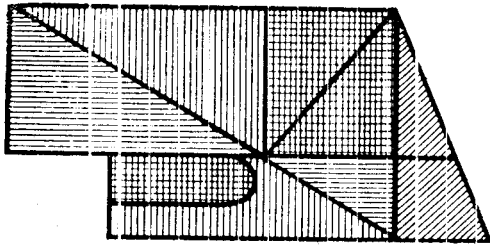
Round table planning is necessary where the problems are openly discussed, ideas are exchanged, dreams are made practicable and the real community goals are developed.

Decisions must be made which will be actually respected and accepted.

The planning process is of no avail unless it culminates in action — and that is where planning should be, "where the action is."

There is one more ingredient which makes all planning possible. It is the desire of people to provide themselves with a safe and healthful community environment in which to live, work, play, and worship. This is the real thing, **COMMUNITY PLANNING**.

Bob Selander is a Planning Consultant and has his office in Omaha.—Ed.



NEBRASKA

Planning & Zoning Association

NEW
S L E
T T E
R - 4

Vol. 3

February, 1969

No. 1

District Meetings Booming Success

BY HARRY P. ANDERSEN

The attendance and interest shown in the district meetings held by the Nebraska Planning and Zoning Association was very encouraging. Thanks to the participation of local officials in every district, the panel discussions and the forums were quite interesting. Topics of interest varied from one district to another but many were pretty general throughout the state. Of mutual interest and very important was the understanding and cooperation between elected officials and the Planning Commission. We found in many cases communication was lacking in this respect due to lack of interest by the Planning Commission or the reluctance of the City Council to accept the recommendations of the Planning Commission. In either event it was decided that a closer relationship should exist between the Planning Commission and elected officials in regard to capital improvements, zoning, change of zoning or any planning for a village, city, county or region, if these cooperative efforts are to become useful and effective.

Another topic of mutual concern was mobile homes. Without proper restrictions it is possible to park these in any back yard or vacant lot and could detract from the appearance of any community. With due respect to mobile homes it was decided the best way to cope with the problem would be to enact ordinances for special zoning for this purpose, defining lot sizes, provide for sanitation, request dedicated streets and in general make this a desirable area in which to live.

In each district, members of County or Regional Planning Commissions were present and reported on progress in planning in their respective areas. Some interested persons attended to inquire as to procedure for zoning and planning at the county or regional level. Many problems have no respect for governmental boundaries, such as solid wastes which could be handled as sanitary land fill on a county or regional basis, uniform building codes and inspection, or by consent of city and county which could solve any mutual problem that may exist. It was decided that legislation was adequate to provide solutions for most zoning and planning problems.

Other topics of interest were playgrounds and recreation areas, recreation for the elderly, fluoridation, junk yards, parking problems, shopping areas. School Board participation in planning and a new taxing method for mobile homes.

It was rewarding to meet with other officials throughout the state to discuss topics and problems common to all cities. It should happen more frequently.

The attendance at these meetings averaged over 40, with the largest attendance at Oakland. Our thanks to Springfield, Wahoo, Oakland, Grand Island and Sidney officials for providing a meeting place and supplying refreshments for these District meetings.

Everyone knows Mayor Andersen of Millard. — Ed.

No Time For Planning?

BY JACK KRUEGER

What happens when community planners haven't time to plan? The Norfolk Planning Commission came up with its answer: eliminate unnecessary hearings on personal gain and speculation trials.

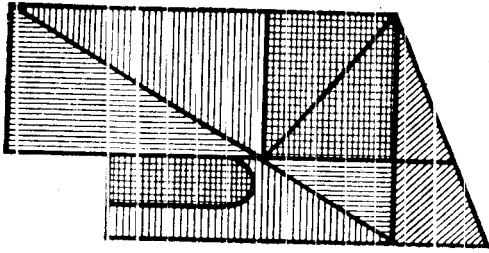
This came about during the past year when Commission members, dedicated to promoting high standards of physical welfare for the entire community, expressed concern over the excessive amount of their time spent in regular twice-monthly meetings and additional hearings spent on rezoning requests. One member was moved to suggest that the group be renamed the Norfolk Rezoning Commission. The time element was especially disturbing because Norfolk is also in the process of updating the 1960 Comprehensive Plan.

Part of the problem stemmed from Norfolk's healthy growth in population and new industry during the past five years. This brought about a rapid increase in land values in and around Norfolk. Consequently, land that sold for \$1000 to \$2000 per acre five years ago rose to figures ranging from \$10,000 to \$15,000 per acre. This resulted in a rash of requests for rezoning land and properties for speculation purposes in order to raise the value of land for individual gain.

One Commission member suggested we take a look at our present application fees for revision or change of the Zoning District and Special Use Permit, the present charge being \$25. Out of this, two legal notices need to be published, one for the public hearing before the Planning Commission, the other for the Council. About \$20 is the cost of advertising, leaving \$5 for the general fund or planning commission fund. It was recommended by

(Continued on Page 3)

NPZA ANNUAL MEETING -- NORFOLK -- APRIL 11-12



NEBRASKA

Planning & Zoning Association

**NEW
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Vol. 3

August, 1969

No. 2

District Meetings to be Doubled

Because of the overflowing attendance of District Meetings last year and comments of disappointment from those who missed the district meetings, and because it was felt that our members get more out of district meetings, it was decided by the Executive Committee and District Representatives to have two meetings in each district this 69-70 year. A first series will be held early this fall and a second early in 1970. Starting in September, they will be a week apart. The schedule this fall is as follows:

District I	Ogallala	7:30	October 9th
District II	Ravenna	7:30	October 2nd
District III	Wayne	7:30	September 25th
District IV	Utica	7:30	September 18th
District V	Blair	7:30	September 11th

The District Meetings will be repeated in each district but not in the same locality.

The District Representatives will send out notices of the location of each meeting. Should anyone miss getting such a notice, they may contact their District Representative or proceed to the community where the meeting is scheduled to be held, then a phone call to the Planning Commission Chairman or the Mayor of the hosting community will reveal the location.

District Representatives

Select Subject Matter . . .

The various District Representatives will decide the subject matter for each district meeting. One of the most common subjects deals with mobile homes. The meetings are, however, open to any subject (planning related) desired by those in attendance. Should anyone desire a specific subject to be discussed in detail, they may contact their District Representative well in advance of a meet-

ing so arrangements may be made to have necessary technical people in attendance. Some subject matters discussed by the Executive Committee to be used as meeting topics include:

1. *The impact of the mobile home industry*
2. *Planning work being conducted and being performed by other agencies such as USDA*
3. *The extensions of city jurisdictions beyond the city limits to exercise police powers*
4. *Pollution of streams and water*
5. *Feedlots*
6. *Sanitary landfills*

Goodies are served at each meeting, courtesy of the hosting community. (It's O.K. to attend a meeting in another district if you desire).

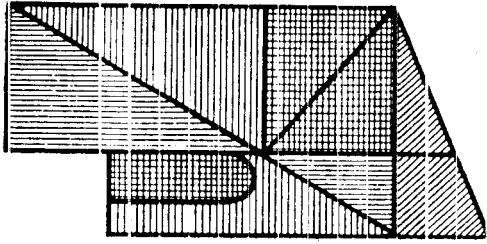
Blair to Host 1st District Meeting

District V will kick off this year's series of District Meetings this fall with a meeting in Blair on Thursday, September 11th. The meeting will be at the Parkview Manor Community Building at 7:30 p.m. The Parkview Manor is located on South 16th Street at Butler. According to Roy Brown, it is across the street from the swimming pool. It is reported that mobile homes will be one of the subjects under discussion.

Utica Second . . .

The second in the series of NPZA District Meetings will be hosted by Utica. Their meeting will be held at the Centennial High School at 7:30 p.m., Thursday, September 18th.

—RMW



NEBRASKA

Planning & Zoning Association

**NEW
S L E
T T E
R - 8**

Vol. 5

October, 1970

No. 1

FALL MEETINGS TO BE WITH LEAGUE

The fall series of district meetings of the Nebraska Planning and Zoning Association will be held in conjunction with the Nebraska League of Municipalities. Activities will get under way at 6:00 p.m. with cocktails. Followed at 7:00 p.m. by supper. The diversified audience of the League has graciously extended an invitation to share time with us for the discussion of topics of mutual interest to both groups. (See President's Corner this issue.) The schedule for the series is as follows:

Oct. 28	Broken Bow	— District II
Oct. 29	Ogallala	— District I
Nov. 3	Wayre	— District III
Nov. 4	North Bend	— District V
Nov. 5	Auburn	— District IV

As we go to press only the October dates are confirmed but the tentative November dates will be confirmed with a personal invitation sent to everyone on our membership list. A mailer to send to the City Clerk in the host town will be included in the invitation. It is very important to let the host town know how many dinners to prepare.

SPEAKERS TO SELECT SUBJECT MATTER

The various speakers at the district meetings will select their own topics for the NPZA's input to the meeting. Some subject matters discussed by the executive committee are as follows:

1. Planning As A Continuing Process
2. The Planning Commission In Relation To The Elected Officials
3. Capital Improvement Programs

4. Regional Planning And Inter-governmental Cooperation

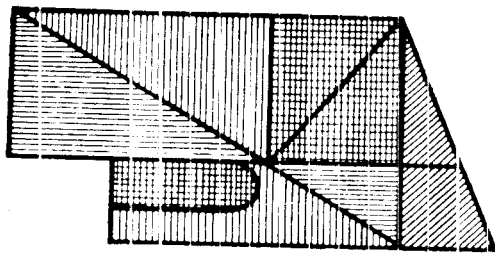
The topics discussed at the district meetings are open to any planning related subject. If you have a suggestion or can see a particular problem we will get the technical help required to help solve your problem or at least give direction to find the proper resources.

The following "Preamble," penned by Norris Swan, was adopted at the September 15 executive meeting. As an introduction to the Nebraska Planning and Zoning Association Constitution.

PREAMBLE TO THE CONSTITUTION OF THE NPZA

The Nebraska Planning and Zoning Association (NPZA) is an association composed of informed members of functioning planning and zoning commissions and elected officials, augmented by professional planners, meeting together for the interchange of ideas and disclosure of problems and solutions peculiar to particular communities. We welcome any individual, firm or organization with an interest in community planning and specifically encourage any village, town, city, county, or area-with or without formal planning--to join us in the pursuance of better planning and community development.

see your info
Please return to Bill Ho



NEBRASKA

Planning & Zoning Association

NEW S L E T T E R - 10

Vol. 5

June, 1971

No. 3

Annual Meeting Great Success

"WHERE THERE IS NO VISION THERE IS NO PROGRESS"

Roy Brown, City Manager at Blair and newly elected president of NPZA, sounded this theme in his acceptance speech at the sixth annual meeting of the Nebraska Planning and Zoning Association.

Planned and executed by Tom Kline of Northern Natural Gas Co., the meeting proceeded to develop planning as a decision process meeting the needs of the people.

A distinction was made between the needs and wants of the people when Warren Eustis developed the theme that you must decide whether you want to have a growth policy, or a stay-put policy, or a reduction policy in his opening talk, "Stemming the Tide of Rural Migration." There are factors that cannot be controlled by the smaller community that pull people into the larger metropolitan areas and the smaller communities have to realize the situation so that precious resources are not thrown to the wind in an attempt to maintain an unrealistic growth policy in a decaying situation. Mr. Eustis, who is a special council to the upper Midwest Research and Development Council Minneapolis, Minn., also maintained that once a stay-put policy is adopted there must be a process of adaptation and change developed to cope with the situation as there would be for a growth policy.

Another application of the planning process was the subject of the panel - "Educational Facility Planning." Ross Rasmussen the panel moderator, outlined the enormous problems facing the Nebraska system of schools as they adapt to the migration of people from the farms and still provide an adequate level of education.

After the district meetings selected their new district representatives, (see the results on this page) Del Rasmussen from the "Nebraska League of Municipalities" expressed the desire to expand and continue the relations between

the League and NPZA started with the joint meetings held last fall.

New methods of manufacturing housing were discussed by Kenneth Nelson from Commodore Properties, Inc. and he proceeded to show why they would continue to dominate the low cost housing market and to what extent they have tried to provide a pleasing environment for their location.

Planner's pitfalls and political procrastination brought the Mock City council meeting into focus for planning officials still suffering the sting of real life situations.

The meeting concluded with the Banquet Address by Professor Burl Parks entitled, "The Environmental Confrontation." It is printed in a condensed form in this Newsletter.

Officers-Elect of NPZA for 1971-1972 Year:

President	Roy Brown, Blair
1st Vice-President	Norris Swan, Hastings
2nd Vice-President	Gordon Jensen, Holdrege
Treasurer	Tom Kennedy, Newman Grove
Secretary	Archie Gustafson, Columbus
Editor	Tom Cahill, Norfolk
Membership Sec.	Mrs. Loraine L. Sherich, Ogallala

New District Representatives:

- I George Marrow, Ogallala
- II Robert Benjamin, Holdrege
- III John Stockwell, Hartington
- IV Nate Beezley, Lincoln
- V Mike Greco, Papillion