

ADAMS COUNTY PLANNING & ZONING COMMISSION  
500 N. DENVER AVENUE  
HASTINGS, NEBRASKA 68901

**MINUTES**

The Area Planning Commission met in meeting format on Monday, June 5, 2017 at 6:00 P.M. in the Hastings City Council Chambers, 220 N. Hastings Ave, Hastings, Nebraska.

1. Chairperson Kostal, called the meeting to order, and announced that the meeting was being recorded.

2. Chairperson Kostal, announced where the Open Meetings Literature was posted.

3. Roll Call:

|                 |     |                       |     |
|-----------------|-----|-----------------------|-----|
| Mr. Henrie      | (P) | Supervisor:           |     |
| Mr. Lukasiewicz | (P) | Michael Stromer       | (P) |
| Mr. Trausch     | (P) |                       |     |
| Mr. Wilson      | (P) | Legal Representative: |     |
| Mr. Kostal      | (P) | David Bergin          | (P) |
| Mr. Rolls       | (P) | Staff:                |     |
| Mr. Hansen      | (P) | Judy Mignery          | (P) |
| Ms. Junker      | (P) |                       |     |

A quorum was present.

Also present were Tony Hermann, Cassandra Brader, Greg Burke, Melissa Burke, and Dennis Stark.

4. The Pledge of Allegiance was led by Chairperson Kostal.

A Notice of this Meeting was advertised in the Hastings Daily Tribune legal notices, and mailed to each Planning Commission member; Supervisor's representative: Legal Representative; and the Tribune.

5. Special Order of Business – None

6. Announcement of conflict of Interest – None

7. Rolls made a motion to approve the minutes of the May 1, 2017 meeting, Lukasiewicz seconded.

Roll Call Vote: Henrie, Yes , Lukasiewicz, Yes, Trausch, Yes, Junker, Yes, Kostal, Yes, Rolls, Yes, Wilson, Yes, Hansen, Yes.

8. Communications and appearance requests- None

9. Approval of claims: Rolls made a motion to approve the claims, second by Trausch,

Roll Call Vote: Henrie, Yes , Lukasiewicz, Yes, Trausch, Yes, Junker, Yes, Kostal, Yes, Rolls, Yes, Wilson, Yes, Hansen, Yes.

10. Old Business - None

11. New Business –

**Subdivisions**

**Case #17-06.1 – Riverview Farms Subdivision No. 3 – A tract in the SW ¼ Section 4-T5N-R9W.**

Mignery read Administrator Comments into the record. Cassandra Brader, 12730 S. Showboat, Glenvil, was present to represent the plat. He stated that they presently live on the property and would like to make improvements to the house. They would like to purchase property from the Corporation. Junker asked about access and if it was a shared drive. Mignery stated that there is an easement on the plat. Brader stated that the drive is currently maintained by both parties. Lukasiewicz made a motion to recommend approval of Case 17-06.1 Riverview Farms Subdivision No. 3 to the Board of Supervisors, Rolls seconded.

Roll Call Vote: Henrie, Yes , Lukasiewicz, Yes, Trausch, Yes, Junker, Yes, Kostal, Yes, Rolls, Yes, Wilson, Yes, Hansen, Yes.

**Case #17-06.2 – Oregon Trail Farms Subdivision– A tract in the SE ¼ NE ¼ Section 17-T6N-R10W.**

Mignery read Administrator Comments into the record. Greg and Melissa Burke, 3106 Fisherman Lane, Hastings, were present to represent the plat. Greg stated that this is a corner of a pivot and that the property currently has a shop on it. They would like to build a residence on the property before the end of the year. Wilson stated that he was glad to hear because he had concerns about access to property. Rolls made a motion to recommend approval of Case 17-06.2 Oregon Trail Farms Subdivision to the Board of Supervisors, Hansen seconded.

Roll Call Vote: Henrie, Yes , Lukasiewicz, Yes, Trausch, Yes, Junker, yes, Kostal, Yes, Rolls, Yes, Wilson, Yes, Hansen, Yes.

**Case #17-06.3 – Amendment to Redevelopment Plan Area 1 in the Village of Juniata Renschler Redevelopment Project VI**

Mignery read Administrator Comments into the record. Dennis Stark, 1208 N Republican Avenue, Juniata was present to represent the request. Stark stated that the Community Redevelopment Authority has done several projects with Mark Renschler and have all been a good experience. They have been new homes to the development. Kostal stated that the Redevelopment plan has been very successful. Rolls made a motion to recommend approval of Case 17-06.3 – Amendment to Redevelopment Plan Area 1 in the Village of Juniata Renschler Redevelopment Project VI to the Juniata Village Board, Lukasiewicz seconded.

Roll Call Vote: Henrie, Yes , Lukasiewicz, Yes, Trausch, Yes, Junker, yes, Kostal, Yes, Rolls, Yes, Wilson, Yes, Hansen, Yes.

12. Committee Reports

Chairman's Report – None

Staff Report – Mignery presented permits for month of May.

13. Next meeting date Monday, July 3, 2017 at 6:00 p.m.

Motion to adjourn by Rolls, Junker seconded, all ayes.