

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

MINUTES

The Area Planning Commission met in meeting format on Monday, February 5, 2018 at 6:00 P.M. in the Hastings City Council Chambers, 220 N. Hastings Ave, Hastings, Nebraska.

1. Chairperson Rolls, called the meeting to order, and announced that the meeting was being recorded.
2. Chairperson Rolls, announced where the Open Meetings Literature was posted.

3. Roll Call:

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

A quorum was present.

Also present were Tony Herman, Ron Sidlo, Bryce Katzberg, Ron Willmes, Troy Thomas, Wylon Johnson, Scott Timm and KellyTimm.

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

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. Junker made a motion to approve the minutes of the January 4, 2018 meeting, Kostal seconded.

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

8. Communications and appearance requests- None

9. Henrie made a motion to approve the claims, Wilson seconded.

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

10. Old Business - **Case #18-01.1 Amend the Comprehensive plan for land use in the Village of Roseland Case #18-02.2 – Rezone Lots 4, 5 and 6, Block 13, Roseland, NE from Urban Residential (R-2) to Industrial (I-2)**

Chairman Rolls stated that the Village of Roseland had acted on these cases at their January meeting and voted to deny the request to rezone based on the applicant not being present to present the case. Rolls stated the Planning Commission should go on record stating there was no recommendation on this case.

Kostal made a motion to abandon Case #18-01.1 Amend the Comprehensive plan for land use in the Village of Roseland and Case #18-02.2 – Rezone Lots 4, 5 and 6, Block 13, Roseland, NE from Urban Residential (R-2) to Industrial (I-2) with no recommendation, Junker seconded.

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

11. New Business –

Subdivision – Case #18-02.1 –Thomas Airfield Subdivision concurrent with the Vacation of Willmes Subdivision – A Tract of land in the N ½ Section 23-T6N-R11W

Mignery read Administrator Comments into the record. Troy Thomas, 1604 Lifesong Circle, Hastings and Ron Willmes, 6830 S Roseland Avenue, Roseland were present to represent the plat. Willmes stated that he wanted to acquire the land to allow for his pivot to be entirely on his land so that there would not be any problems or questions in future or if land changed hands. Henrie made a motion recommend approval of Case #18-02.1 Thomas Airfield Subdivision concurrent with the Vacation of Willmes Subdivision to the Board of Supervisors, Kostal seconded. Roll Call Vote: Henrie, yes, Lukasiewicz, absent, Trausch, absent, Junker, yes, Kostal, yes, Rolls, yes, Wilson, yes, Hansen, absent, Reynolds, yes.

Case #18-02.2 –Schneider Second Subdivision - A Tract of land in the SW ¼ Section 25-T8N-R12W

Mignery read Administrator Comments into the record. Bryce Katzberg, 312 W Ash, Kenesaw was present to represent the plat. Katzberg stated that he owns the 80 acres, 65 acres are farm ground the rest is a building site. Randy Schneider has rented the house for a few years and has done improvements on it he would like to purchase the property where house is. Wilson made a motion recommend approval of Case #18-02.2 –Schneider Second Subdivision to the Board of Supervisors, Kostal seconded. Roll Call Vote: Henrie, yes, Lukasiewicz, absent, Trausch, absent, Junker, yes, Kostal, yes, Rolls, yes, Wilson, yes, Hansen, absent, Reynolds, yes.

12. Committee Reports

Chairman’s Report – Chairman Rolls introduced new Planning Commission member Steve Reynolds, he was appointed by the Village of Prosser. Rolls stated that the Adhoc Committee met in January and will meet again on Wednesday in the Library.

Staff Report – Mignery presented revenue to date and permits to date. Mignery stated that the City is encouraging the Planning Commission to hold meetings in the Library. Next Planning Commission meeting will be at the Public Library. Mignery reminded members of upcoming NPZA meeting.

Public Hearing 6:30

Chairman Rolls Opened the public Hearing at 6:30.

Case #18-02.3 Amend the Comprehensive plan for land use in the Village of Roseland

Case #18-02.4 – Rezone Lots 4, 5 and 6, Block 13, Roseland, NE from Urban Residential (R-2) to Industrial (I-2)

Mignery read Administrator Comments into the record. Scott Timm, 11612 Clark Street, Roseland was present to represent the case. He stated that he had purchased the lots and would like to place a storage building on the property to store his personal property (camper, car, etc). He stated that elevator is just to the west so very industrial along Clark Street only residential property along street is his house and one east of him. Kostal asked if it would be commercial storage. Timm stated it would be personal storage. Junker asked about landscape screen to north. Timm stated that Hitchcock’s have an existing fence. Junker asked about additional screening. Wilson asked if Timm lived to east of property. He stated yes and has a business directly to east. Waylon Johnson, 9207 Grand Avenue, Roseland, stated he lives adjacent to the property. He asked Timm if he had plans to work on Semi’s in the proposed building. What would be the hours of operation or would it just be storage? What happens if property sold, if zoned industrial could be several uses and he is concerned about possible noise. Reynolds asked how close Johnson’s residence to property. Johnson stated he lives behind Timm’s residence. If it is used for personal storage, then noise would not be an issue. Timm stated it would be personal storage. Henrie clarified it would not be spot zoning. Kostal made a motion recommend approval of Case #18-02.3 Amend the Comprehensive plan for land use to the Village of Roseland, Junker seconded.

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

Kostal made a motion recommend approval of Case #18-02.4 – Rezone Lots 4, 5 and 6, Block 13,

Roseland, NE from Urban Residential (R-2) to Industrial (I-2) to the Village of Roseland, Wilson seconded.

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

Rolls closed the public hearing at 6:50.

Kostal made a motion to adjourn, Wilson seconded.

13. Next meeting date Monday, February 5, 2018 at 6:00 p.m.