

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

MINUTES

The Area Planning Commission met in meeting format on Monday, October 2, 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	(A)	Staff:	
Mr. Hansen	(P)	Judy Mignery	(P)
Ms. Junker	(P)		

A quorum was present.

Also present were Tony Herman, Mark Parr, Ron Sidlo, Phil and Janet Bonifas.

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. Junker made a motion to approve the minutes of the September 5, 2017 meeting, Trausch seconded.

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

8. Communications and appearance requests- Mignery stated that a person had contacted her with questions on the rezone and what could be placed in the I-2 district.

9. Junker made a motion to approve the claims, Hansen seconded.

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

10. Old Business - None

11. New Business –

Public Hearing – 6:05

Case #17-10.1 Amend the Comprehensive plan for land use in the Village of Roseland

Case #17-10.2 – Rezone Lots 8, 9 and 10, Block 21, Roseland, NE from Urban Residential (R-2) to Industrial (I-2)

Chairman Kostal Opened the Public Hearing at 6:05. Mignery read Administrator Comments into the record. Mark Parr, 5901 Pheasant Run Avenue, Hastings was present to represent the request. Parr stated that the original intent was to rezone and sell to individual to place storage unit on property. He did receive opposition by a neighbor against storage units in proximity to their property. Parr stated that he was pursuing sale of property for that use. He stated the property is narrow because of large hole on property and felt the best use of the property would be zoning

it industrial for a small building to be placed on the property. The narrowness of the property would not work well for a residence. Parr stated that he would like to sell other properties for homes so he himself doesn't want to devalue the area. Hansen asked if he had plans to rezone the other lot along the north side of property to industrial. Hansen stated instead of continually bringing a few lots at a time to be rezoned why not rezone the north line of blocks at one time and amend the comprehensive plan. Hansen asked what are Roselands plans for area. Phil Bonifas, 9470 S Banner, Roseland, stated he lives in area and would like to know what was going into the area before rezoning. He stated it would be complementary to the area and not all industrial uses should be that close to residential. Kostal stated there are guidelines for the Industrial District. Kostal closed the public hearing at 6:20. Hansen stated he was concerned about what type on industrial use may go on property, whether all uses would be a good fit in the property. Lukasiewicz would like input from the Village of Roseland before making recommendation. Kostal reopened public hearing at 6:22 for input from Village. There being none, Hansen made a motion to table case #17-10.1 Amend the Comprehensive Plan for Roseland and 17-10.2 Rezone Lots in Roseland from R-2 to I-2 until further input from Village of Roseland, Lukasiewicz seconded.
Roll Call Vote: Henrie, yes, Lukasiewicz, yes, Trausch, yes, Junker, Yes, Kostal, Yes, Rolls, absent, Wilson, Yes, Hansen, yes.

Reorganization

Chairperson Kostal stated that he wanted to recuse himself from consideration because he was retiring from Planning Commission after serving for 18 years when his term expires in the spring. Junker stated that Jim deserves a big thank you for years served and the leadership role he has provided. He will be greatly missed. A discussion of nominations and suggestion that since Rolls the Vice-chairman was not present that this decision should wait until next month. Lukasiewicz made a motion to table reorganization until November, seconded by Wilson.
Roll Call Vote: Henrie, yes, Lukasiewicz, yes, Trausch, yes, Junker, Yes, Kostal, Yes, Rolls, absent, Wilson, Yes, Hansen, yes.

12. Committee Reports

Chairman's Report – None

Staff Report – Mignery stated that Keith Napier was no longer on City Planning Commission and was a driving force behind AdHoc, but Chuck Rosenburg had indicated he would like to continue with AdHoc dialogue.

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

Motion to adjourn by Wilson, Hansen seconded, all ayes.