

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

**MINUTES**

The Area Planning Commission met in meeting format on Monday, December 4, 2017 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	(P)	Michael Stromer	(P)
Mr. Trausch	(P)		
Mr. Wilson	(P)	Legal Representative:	
Mr. Kostal	(A)	David Bergin	(P)
Mr. Rolls	(P)	Staff:	
Mr. Hansen	(P)	Judy Mignery	(P)
Ms. Junker	(A)		

A quorum was present.  
Also present were Tony Herman, Ron Sidlo, and Josh Grummert.

4. The Pledge of Allegiance was led by ChairpersonRolls.

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. Lukasiewicz made a motion to approve the minutes of the November 6, 2017 meeting, Hansen seconded.  
Roll Call Vote: Henrie, yes, Lukasiewicz, yes, Trausch, yes, Junker, absent, Kostal, absent, Rolls, yes, Wilson, Yes, Hansen, yes.

8. Communications and appearance requests- Mignery stated that she did receive questions on the Chateau Subdivision from surrounding land owners of the property.

9. Henrie made a motion to approve the claims, Trausch seconded.  
Roll Call Vote: Henrie, yes, Lukasiewicz, yes, Trausch, yes, Junker, Absent, Kostal, Absent, Rolls, yes, Wilson, Yes, Hansen, yes.

10. Old Business - **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 Rolls asked for motion to take case Case #17-10.1 and Case #17-10.2 off the table. Wilson made a motion to take Case #17-10.1 Amend the Comprehensive plan for land use in the Village of Roseland and Case#17-10.2 Rezone Lots 8, 9 and 10, Block 21, Roseland, NE from Urban Residential (R-2) to Industrial (I-2) off the table. Lukasiewicz seconded.

Lukasiewicz stated he went and looked at property in Roseland and measured setbacks. He didn’t think there would be enough room to place much of a building without bringing in much dirt, because of hole on property. Hansen stated that he also visited the property and didn’t think there was much room on property without filling at least a portion of hole. He also stated that with the residential housing around, it should remain Residential.

Mignery stated she attended the meeting at Roseland and it was her understanding at this time Roseland Village Board would like it to remain residential. Ron Sidlo, Chairman of Village Board stated that was correct. Rolls stated that the applicant Mark Parr would like this to be tabled until he receives more information from the Village.

Lukasiewicz made a motion to deny Case #17-10.1 Amend the Comprehensive plan for land use in the Village of Roseland and Case #17-10.2 Rezone Lots 8, 9 and 10, Block 21, Roseland, NE from Urban Residential (R-2) to Industrial (I-2), Hansen seconded.

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

#### 11. New Business –

##### **Case #17-12.1 Chateau Subdivision in the Village of Juniata.**

Mignery read Administrator Comments into the record. Josh Grummert, 501 N. Forbes Avenue, Kenesaw was present to represent the plat. Grummert stated that Renschler would like to combine 5 lots and make 2 lots. The property is in a floodplain and a floodway is on the property. DNR is working with Grummert on approval of fill of dirt. There is also a need for approval on the impact on endangered species that they are waiting on. They must keep fill out of Floodway. Hansen asked about fill elevation. Grummert stated that the base flood elevation is 1962. Top of slab will be 1963. It is slab on grade construction. Hansen made a motion recommend approval of Case #17-12.1 Chateau Subdivision to the Juniata Village Board, Lukasiewicz seconded.

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

#### 12. Committee Reports

Chairman's Report – Rolls stated the next meeting will be Thursday, January 4, 2018.

Staff Report – Mignery presented information on solar farm as provided by the applicant for solar structures north of Kenesaw. Rolls suggested to review information and any questions be directed to Zoning Administrator, so she can contact applicant or Consultant. Lukeasiewicz would like examples of regulations of area counties.

Lukasiewicz made a motion to adjourn, Wilson seconded.

#### 13. Next meeting date Thursday, January 4, 2018 at 6:00 p.m.

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