

**ADAMS COUNTY  
PLANNING & ZONING  
COMMISSION MEETING**

**DATE: March 2, 2020  
TIME: 6:00 p.m.  
LOCATION: Wallace Building  
2975 S. Baltimore, Hastings, NE**

REGULAR MEETING

**AGENDA**

1. Call to Order – This meeting is being recorded
  2. Location of “Open Meetings Law” literature
  3. Roll Call
  4. Pledge of Allegiance
  5. Special order of business & place Agenda on file
  6. Announcement of conflicts of interest
  7. Approval of minutes from February 3, 2020.
  8. Communications and Appearance request
  9. Approval of Claims
  10. Old Business –
  11. New Business –  
**Public Hearing 6:00**  
**Case #20-03.1 Consider Amendment to Redevelopment Plan for Redevelopment Area 2, which is an area located in and around the Village of Kenesaw. (KCDC Residential Redevelopment Project)**
  12. Committee Reports –
    - a/ Chairman’s Report–AdHoc
    - b/ Staff Report – NPZA
  14. Next regular meeting date – April 6, 2020
- Adjourn

**MINUTES**

The Area Planning Commission met in meeting format on Monday, March 2, 2020 at 6:00 P.M. the Adams County South Wallace Annex Building, 2975 S. Baltimore Avenue, 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:

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

- A quorum was present. Also present Glen Larson, Neel Keiser, Mike Englehardt, and Andrew Willis.
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. Allen made a motion to approve the minutes of the February 3, 2020 meeting With the correction of approval of minutes of January 2020 meeting instead of 2019, Junker seconded.  
Roll Call Vote: Henrie, yes, Lukasiewicz, yes, Junker, yes, Allen, yes, Rolls, yes, Wilson, yes, Hansen, absent, Sidlo, yes, Struss, yes.

8. Communications and appearance requests- None.

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

Roll Call Vote: Henrie, yes, Lukasiewicz, yes, Junker, yes, Allen, yes, Rolls, yes, Wilson, yes, Hansen, absent, Sidlo, yes, Struss, yes.

10. Old Business - None

11. New Business –

Public Hearing

Case #20-03.1 Consider Amendment to Redevelopment Plan for Redevelopment Area 2, which is an area located in and around the Village of Kenesaw. (KCDC Residential Redevelopment Project) Rolls opened Public Hearing at 6:05. Mignery read Administrator comments into the record. Andrew Willis, with Cline Williams was present to discuss Amendment to redevelopment area 2 in Kenesaw. Willis stated that this Plan amendment would allow for a 14 Lot project in Kenesaw. The main thing the Planning Commission is to consider is if it meets the Comprehensive Plan for this area. The Infrastructure costs for the project are high and TIF will bring project price down. Allen asked if Kenesaw School was okay with project and the impact it would have on school with possible increase in students and lack of taxation for a few years. Willis stated that TIF doesn't have an effect on School funding calculations is his understanding. Neel Keiser with Kenesaw redevelopment board stated that the School board members are very favorable of the project even requesting the development. Sidlo stated that he had had experience with TIF funding in Roseland and it didn't have a negative impact on Schools or fire district. He stated it looked like a good development. Lukasiewicz asked about the square footage of proposed houses. Keiser stated that they were planning on convents with a minimum of 1300 square feet home, in approximately the \$200,000 range. Rolls closed the public hearing at 6:14.

Allen made a motion to recommend Case #20-03.1, Consider Amendment to Redevelopment Plan for Redevelopment Area 2, which is an area located in and around the Village of Kenesaw to the Kenesaw Village Board, Sidlo seconded.

Roll Call Vote: Henrie, yes, Lukasiewicz, yes, Junker, yes, Allen, yes, Rolls, yes, Wilson, yes, Hansen, absent, Sidlo, yes, Struss, yes.

12. Committee Reports

Chairman's Report – Adhoc –Dean stated he had met with the Development Director at Hastings and she would like to continue with ADHOC.

Staff Report –Mignery reminded the Commission that NPZA is March 4-6.

Motion by Lukasiewicz to adjourn, Wilson, seconded. All ayes.

13. Next meeting date Monday, April 6, 2020 at 6:00 p.m.