

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

MINUTES

The Area Planning Commission met in meeting format on Monday, August 7, 2017 at 6:00 P.M. in the Hastings City Council Chambers, 220 N. Hastings Ave, Hastings, Nebraska.

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

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

A quorum was present.

Also present were Tony Hermann, Charles Knott, Jodie Knott, Josh Grummert, Mr. Copple, Alan Williams, and Dennis Stark.

4. The Pledge of Allegiance was led by Vice-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 June 5, 2017 meeting, Hansen seconded.

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

8. Communications and appearance requests- Mignery stated she had received a phone call from adjoining land owners on Case #17-08.1 and Case #17-08.2

9. Approval of claims: None

10. Old Business - None

11. New Business –

Subdivisions

Case #17-08.1 – Huskerland Estates 2nd Subdivision Concurrent with Vacation of Huskerland Estates 1st Subdivision

Mignery read Administrator Comments into the record. Josh Grummert, Grummert Professional Services, Kenesaw, was present to represent the plat. He stated that Knotts would like to make their lot larger, conforming to the regulations. He stated there is an existing house to the south of Knott's that would also sit on a 2 acre lot. Hansen asked if there was well and septic to each of these two lots. Grummert stated that he located both on each lot. Lukasiewicz made a motion to recommend approval of Case 17-08.1 Huskerland Estates 2nd Subdivision Concurrent with Vacation of Huskerland Estates 1st Subdivision to the Board of Supervisors, Trausch seconded.

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

Case #17-08.3 – Amendment to Redevelopment Plan Area 1 in the Village of Juniata Big Red Redevelopment

Mignery read Administrator Comments into the record. Dennis Stark, 1208 N Republican Avenue, Juniata was present to represent the request. Stark stated that Big Red Construction submitted application on one of the free lots of Community Redevelopment. Hansen asked if the Quit Claim deed was signed. Wilson made a motion to recommend approval of Case 17-08.3 – Amendment to Redevelopment Plan Area 1 in the Village of Juniata Big Red Redevelopment to the Juniata Village Board, Hansen seconded.

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

Public Hearing – 6:15

Case #17-08.2 – Conditional Use Permit for Seasonal Dwelling in the Ag District in NW ¼ Section 1 – T8N – R11W

Vice-Chairman Rolls opened the Public Hearing at 6:15. Mignery read Administrator Comments into the record. Alan Williams, 2883 Osage Ave, Juniata was present to represent the request. He stated he has a 1970's ranch style house he would like to set on foundation on property to live in. The current house on property would be seasonal dwelling, it is lived in by an employee. He would like to place newer home near old home. The older home will be tore down in hopefully 5 years. Hansen asked about well and septic. Williams stated it would have well and septic. Hansen asked if they would share same drive. Williams stated currently there is a circle drive. Junker asked what made it seasonal. Rolls suggested that the Conditional Use Permit expire when the old house is torn down. Rolls said that it is add value to the property. Rolls closed the public hearing. Wilson made a motion to recommend approval of Case 17-08.2 – Conditional Use Permit for Seasonal Dwelling in the Ag District in NW ¼ Section 1 – T8N – R11W to the Board of Supervisors with the Condition that the permit expires when the older house is torn down, this is to be done within the next 5 years, Junker seconded.

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

12. Committee Reports

Chairman's Report – None

Staff Report – Mignery presented the budget for planning and zoning and the breakdown of Village share based on interlocal.

Hansen made a motion to approve the Budget, Lukasiewicz seconded.

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

13. Next meeting date Tuesday, September 5, 2017 at 6:00 p.m.

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