

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

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 August 7, 2023.
8. Communications and Appearance request
9. Approval of Claims
10. Old Business –

Tabled

Case #23-08.3 – Amendment to the Adams County Zoning Regulations for Data Centers and Definitions.

11. New Business –

Public Hearing- 6:10

Case#23-09.1- Rezone Lots in Ayr from R-2 (Urban Residential District) to TA (Transitional Agriculture District)

12. Committee Reports –
 - a/ Chairman’s Report–
 - b/ Staff Report –
 14. Next regular meeting date – October 2, 2023
- Adjourn

MINUTES

The Area Planning Commission met in meeting format on Tuesday, September 5, 2023 at 6:00 P.M. the Adams County South Wallace Annex Building, 2975 S. Baltimore Avenue, Hastings, Nebraska.

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

3. Roll Call:

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

A quorum was present. Also present, Jeff Foster, Travis Augustin, Randy Kort, and Will Vraspir.

4. The Pledge of Allegiance was led by Vice-Chairperson Wilson.

A Notice of this Meeting was advertised in the Hastings Daily Tribune legal notices and mailed to each Planning Commission member; Commissioner’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 August 7, 2023 meeting, Junker seconded.
Roll Call Vote: Henrie, yes, Lukasiewicz, yes, Junker, yes, Allen, yes, Rolls, absent, Wilson, yes, Hansen, yes, Sidlo, yes, Struss, yes

8. Communications and appearance requests – Mignery had phone calls from Uden and Price about Data Center Regulations.

9. Allen made a motion to approve the claims, Sidlo seconded
Roll Call Vote: Henrie, yes, Lukasiewicz, yes, Junker, yes, Allen, yes, Rolls, absent, Wilson, yes, Hansen, yes, Sidlo, yes, Struss, yes

10. Old Business – Case # 23-08.3 – Amendment to the Adams County Zoning Regulations for Data Centers and Definitions

Allen made a motion to bring the case from the table, Henrie seconded.
Roll Call Vote: Henrie, yes, Lukasiewicz, yes, Junker, yes, Allen, yes, Rolls, absent, Wilson, yes, Hansen, yes, Sidlo, yes, Struss, yes

Mignery read the Administrator comments into the record. Mignery also read the Resolution into the record with changes that were made. Henrie asked if the Impact Easement could be removed or revoked. Mignery stated it runs with the property and read the definition for Impact Easement. Wilson asked about noise level and the change of adding specific decibel readings. He stated what normal noise level is for vacuum is around 75, conversation is 60dB. He stated that is what a sound meter can record. There are high pitched sounds that may not be recorded. Wilson stated that maybe it needs to be changed the 20 decibels above normal ambient noise at ¼ mile. Henrie stated that it should remain the way it is printed in Regulation. Allen stated I think this address the concerns at the last meeting. This would at least require a CUP and set parameters. Bergin stated it would be good to have Regulations in place. Hansen stated this is similar to the procedure for Wind Regulations. We had adopted regulations and felt after they were in place for a while there was a need for some Amendments. Sidlo stated he agreed with Allen that this addressed the concerns. Henrie asked again about paragraph 8 and the decibels and distances. Hansen stated that it should be left with that language.

Rolls arrived.

Junker made a motion to recommend approval of Case # 23-08.3 – Amendment to the Adams County Zoning Regulations for Data Centers and Definitions to the Board of Commissioners. Sidlo seconded.
Roll Call Vote: Henrie, yes, Lukasiewicz, yes, Junker, yes, Allen, yes, Rolls, yes, Wilson, yes, Hansen, yes, Sidlo, yes, Struss, yes

**11. New Business –
Public Hearing
Case # 23-09.1 – Rezone Lots in Ayr from R-2 (Urban Residential District) to TA (Transitional Agriculture District)**

Vice-Chairman Wilson opened the Public Hearing at 6:38 pm

Mignery read the Administrator comments into the record. Randy Kort was present to represent the request. Kort stated that a Cell company had contacted the Village of Ayr for location for Communication Tower. The Company felt that this would be a good location. The streets and alleys that were platted in the original plat were vacated at the Village May meeting. The property has been farm ground for at least 89 years because that is how long his Father has farmed it. Kort stated that with discussion with Mignery it could be rezoned TA or Industrial. TA seemed the most appropriate because that is what it is used for. Tower company wanted a location in the valley and close to center of town. Wilson Closed public hearing at 6:43

Sidlo made a motion to recommend approval of Case # 23-09.1 – Rezone Lots in Ayr from R-2 (Urban Residential District) to TA (Transitional Agriculture District) to the Village of Ayr Board. Hansen seconded.
Roll Call Vote: Henrie, yes, Lukasiewicz, yes, Junker, yes, Allen, yes, Rolls, yes, Wilson, yes, Hansen, yes, Sidlo, yes, Struss, yes

12. Committee Reports

Chairman’s Report – None

Staff Report – Mignery presented list of permits for July and August.

13. Next meeting date Monday, October 2, 2023 at 6:00 p.m.
Motion by Henrie to adjourn, second by Lukasiewicz, all ayes.