



**ASHLAND PLANNING COMMISSION
REGULAR MEETING
February 29, 2024**

A regular meeting of the Ashland Planning Commission was held on the 29th day of February, 2024 at 7:00 p.m. at the Ashland City Hall, 2304 Silver Street, Ashland NE.

Members Present: Bob Crisler, Dan Chudomelka, Doug Whitehead, Jamie Wilson, Sarah Hollman, and Thomas Danahy.

Staff Present: Bill Krejci

Others Present: Susan Cerny, Cerny's Architect Richard Burton, Jerry Otto, Ron Styskal, William Styskal, Wade Smith, Joe Heineman, Lisa Heineman, Mayor Jim Anderson

Notice of the public hearings was published in the Ashland Gazette on February 9, 2024. Notice of the meeting was published in the Ashland Gazette on February 23, 2024. All proceedings hereafter shown were taken while the convened meeting was open to the public.

Crisler called the meeting to order at 7:00 p.m. Roll call was taken and a quorum was declared.

Pledge of Allegiance

Crisler noted that the Open Meetings Act posted on the South wall of the meeting room.

Motion by Chudomelka seconded by Danahy, to approve the minutes of the January 25, 2024 and meeting at 7:02 p.m.

Discussion: None.

Roll Call: Bob Crisler-Aye, Dan Chudomelka-Aye, Doug Whitehead-Aye, Jamie Wilson-Aye, Sarah Hollman-Aye, Thomas Danahy-Aye. Motion Passed

Crisler opened a public hearing for Permit #24-005 Dog Kennel located at 2441 Boyd St Ashland NE at 7:02 pm

Crisler asked for comment, Lisa and Joe Heineman spoke about the request for a kennel. Krejci comment that the criteria for the kennel had been met.

Motion by Chudomelka seconded by Wilson, to close the Public Hearing at 7:03 p.m.

Roll Call: Bob Crisler-Aye, Dan Chudomelka-Aye, Doug Whitehead-Aye, Jamie Wilson-Aye, Sarah Hollman-Aye, Thomas Danahy-Aye. Motion Passed

Crisler asked for the consideration of Permit #24-005 Dog Kennel.

Motion by Danahy seconded by Chudomelka, to recommend approval of Kennel Permit #24-005 at 7:03 p.m.

Crisler opened a public hearing for Permit #24-010 Public Ways Vacation. Vacation of 8th Street north of Dale Street ROW 140' by 66'. City of Ashland will retain full easement width of 66' and length 140' at 7:04 pm

Susan Cerny spoke on this request. Cerny showed a picture of the building proposal and made note of the landscape improvements to the area and stated this plan could change. Cerny asked to Krejci to show picture of the alley so the area in question could be clarified. Crisler asked for clarification that this affected property owners on both sides of the vacated street, Krejci said yes.

Cerny stated that they will have a surveyor re-survey the area. Cerny stated this is just another phase of cleaning up the highway 6 area and that they hope nuisance properties in the area are looked at by the city. Cerny reminded everyone that this area would be used as part of the parking for their business. Discussion ensued about how the easement will work, Krejci explained that the city has an 8" inch sewer main and an 8" water main and the Black Hill also has a gas line in that area, he also stated that OPPD's lines were overhead and that an easement agreement was being written. Krejci reminded everyone that if the parking lot concrete has to be removed for utility work it would need to be replaced by the property owner, Cerny comment that she understood that. Jerry Otto spoke about his neighboring property stating that he would consider a quick claim deed for their half in Cerny's wanted it and he would need an easement for his sewer hook-up to that main.

William Styskal, neighbor across Dale St from the Cerny property spoke about his concern on the size of the building planned for the property asking if the green space requirement was being met, Crisler commented that with this vacation it would then meet that requirement for green space.

Krejci commented that he has not yet seen the final plans for this project and he knows their architect is aware of the requirements for greenspace. Styskal gave a brief history about the Cerny property. Styskal commented he did not appreciate reference to the nuisance condition of properties on that side of town. Crisler asked if he had issues with the street vacation, Styskal said no. Ron Styskal questioned the size requirements of garages and asked about the garage planed for this building, Krejci reminded him that if a garage is attached or not attached to the structure makes a difference in the requirements. Mayor Jim Anderson spoke about the history of the area on the east side and Anderson stated he thought the Cerny project would be a nice improvement to that area.

Motion by Chudomelka seconded by Wilson, to close the Public Hearing.

Roll Call: Bob Crisler-Aye, Dan Chudomelka-Aye, Doug Whitehead-Aye, Jamie Wilson-Aye, Sarah Hollman-Aye, Thomas Danahy-Aye. Motion Passed

Crisler asked for a recommendation for Permit #24-010 Public Ways Vacation. Vacation of 8th Street north of Dale Street ROW 140' by 66'. City of Ashland will retain full easement width of 66' and length 140' at 7:38 pm

Whitehead asked for clarification of review of the easement, Krejci stated it was/will be reviewed by the utilities department and JEO and that the attorney is writing the agreement. Whitehead also asked for clarification on water run-off, Krejci stated run-off has to "stay as is where as".

Motion by Danahy seconded by Chudomelka, to recommend approval for Permit #24-010 Public Ways Vacation.

Roll Call: Bob Crisler-Aye, Dan Chudomelka-Aye, Doug Whitehead-Aye, Jamie Wilson-Aye, Sarah Hollman-Aye, Thomas Danahy-Aye. Motion Passed

Crisler asked to review the Administrator's report, Krejci stated that permits are beginning to pickup again.

A motion by Chudomelka, seconded by Danahy to adjourn meeting.

Roll Call: Bob Crisler-Aye, Dan Chudomelka-Aye, Doug Whitehead-Aye, Jamie Wilson-Aye, Sarah Hollman-Aye, Thomas Danahy-Aye. Motion Passed

Meeting adjourned at 7:41 pm.

Respectfully Submitted,



Bill Krejci