

**ASHLAND CITY COUNCIL**  
**REGULAR MEETING**  
April 15, 2021

A regular meeting of the Ashland City Council was held at the Ashland Community Resource Center on the 15th day of April, 2021 at 7:00 p.m.

Present: Mayor Richard Grauerholz  
City Council President James Anderson  
City Council Member Jake Crnkovich  
City Council Member Chuck Niemeyer  
City Council Member Bruce Wischmann  
City Administrator Jessica Quady  
City Clerk Kathleen Sliva  
City Attorney Mark Fahleson

Others: Ronald Styskal, Julie Ogden, Evan Welch, Liz Flynn, Richard Snodgrass, Caleb Fjone, Susan Cerny, Suzi Nelson, Bill Krejci and others

Notice of meeting was advertised in the Ashland Gazette on April 8, 2021. The Mayor and all Council Members received advance notice of the meeting and a copy of the agenda as shown by the Acknowledgment of Receipt of Notice. All proceedings hereafter shown were taken while the convened meeting was open to the public.

Mayor Grauerholz called the meeting to order at 7:00 p.m. The Pledge of Allegiance was recited. Roll call was taken and a quorum was declared. Mayor Grauerholz noted the Open Meetings Act located on the south wall of the room.

Motion by Anderson, second by Wischmann to adopt the regular agenda.

Roll Call: Ayes: All Motion Carried

Mayor Grauerholz opened a Public Hearing on Application #21-013, proposed Ordinance 1191 to modify in part Section 5.06 Subsection E, Section 5.07 Subsection E, Section 5.08 Subsection E and Section 5.09 Subsection E in the Zoning Ordinance of the City of Ashland Nebraska at 7:05 p.m. Zoning Administrator Krejci said JEO suggested the City review the lot sizes in the different zoning districts and implement a maximum lot size for developments especially for acreages and for outlying properties so that the land won't be used up inefficiently. He said the Planning Commission unanimously recommended approval. He said that each zoning district would have maximum acreage and lot size now. City Administrator Quady said a land owner who wanted a bigger size would need to ask

for a variance or they would need to be in a different zone. With no further comment, Mayor Grauerholz closed the Public Hearing at 7:10 p.m.

Mayor Grauerholz opened a Public Hearing on Application #21-015, proposed Ordinance 1193 to modify in part Section 8.02 Storage or parking of vehicles, boats, campers and trailers in the Zoning Ordinance of the City of Ashland Nebraska at 7:10 p.m. Ron Styskal asked that all people be treated the same across the board. He said he spoke to 85 people to get their opinion about the ordinance saying they expressed that during the pandemic is not the time to put this type of burden on people and they questioned who is building a storage yard and who is going to profit by it. Council Member Wischmann said that Katheryn DeAngelo has a proposed storage unit going in across from Iron Horse. He said the Mayor is not showing favoritism, the Council has the last word and it will be enforced across the board. Susan Cerny said as Chairman of the Planning Commission her comment was that this will be enforced across the board. She said the recommendation from the Planning Commission was that the City send a letter to every resident of Ashland stating if you are not complying with this, you will hear from the City. Zoning Administrator Krejci said the recommendation from the Planning Commission was to review Section C, 1E to clarify what is allowed for hard surfaces with the addition of white rock, gravel, thickness of material, edging, weed fabric, how to measure trailers, review use of terms, consistency of terms and notification of the public when it is going to be active. City Administrator Quady said there were no specific recommended changes from the Planning Commission. Council Member Crnkovich said this was brought back up so that it could be enforced fairly, to get an opinion from the Planning Commission and to allow the public to weigh in on the Ordinance as it stands. He said he doesn't believe doing away with the ordinance is the way to go but that he has not heard a lot of structured ideas on how it can be changed. Krejci reviewed sections A and B and noted that it doesn't reference motor vehicles in the driveway. Wischmann said that as long as vehicles are licensed and operable, they can be parked on the driveway and in the street. Krejci said there are three different ways to measure a trailer and asked for clarification of which method should be used. Wischmann said his recommendation would be to measure it as it is sold. He said he would like an amendment to change the trailer size from 15 feet to 16 feet. He said the 16 feet should be from flatbed to flatbed, excluding the tongue and excluding any drop-down tail. Stephanie Swerczek asked for clarification of camper parking. Krejci confirmed that campers can be parked in the driveway during April thru October and the other months a camper can be stored off site, stored in your side or back yard on a hard or permeable surface or, if the Council decides to make an ordinance change, it could be on rock or gravel. Swerczek said she could see how this could be a hardship for people. Wischmann said this could start next October when items start moving into storage. Council Member Anderson said it is important for people to be aware of this now so they can be prepared to meet this ordinance. He commented everyone needs to be treated equally and that the job needs to get done. Crnkovich said part of vehicle ownership is storing it properly. He said he has several items he has in storage. Swerczek asked who enforces the ordinance and what is the fine. City Attorney Fahleson said the City has the authority to simply impound and the fine is per day

with the violation enforced by the police and City staff. Krejci read Subsection F regarding who is liable for the cost of removal. Discussion was held regarding the storage units in the area and ownership. Niemeyer noted that he owns a storage unit that has three vehicles stored in it. Richard Snodgrass said he could take licensed operable insured vehicles into storage at his facility. Krejci said the ordinance regarding parking was first passed in 2014 and was expanded on in 2016. Krejci notes lot coverage area can be no more than 35 percent of the yard. Crnkovich noted there are widely varying size of lots and larger lots could accommodate more vehicles. He questioned why there is a limit of two items and if the number could be expanded. Mayor Grauerholz said he has the same concern. Discussion followed. Krejci said it is going to be a chore to implement and manage if the rule is too complicated. Niemeyer said it is easy to enforce if it says you can have two, as opposed to measuring each one to determine the percentage of coverage. Crnkovich said he would like to up the total number of recreational vehicles, possibly to four. Niemeyer said it is more than adequate for two vehicles. Grauerholz noted Section 8.02 A states storage and keeping for 10 days and asked if it should be adjusted to 30 days, which is the time allowed for licensing a new vehicle. He added B2 states that cooking in the recreational vehicle would be prohibited and that he sees no purpose for that to be in the ordinance. He also noted there are many available materials for the allowable surface. He said it is his opinion that they don't want vehicles in the mud or with weeds growing around. Wischmann said as long as the material doesn't migrate into the neighbor's yard or into the storm sewer it should be fine. Crnkovich said because it says permeable surface, many things would qualify, so it does not need to be further clarified. Grauerholz asked if wording to the effect of 'must be on a surface that would not allow mud to be tracked out and weeds would not be growing up around it'. Niemeyer suggested recommending material that would prevent the transfer of mud and/or accumulation of unnecessary vegetation around the stored vehicle. Fahleson said if there is interest in advancing this on first reading, he and Krejci can work on an amendment package for consideration. With no further comment, Mayor Grauerholz closed the Public Hearing at 8:06 p.m.

Mayor Grauerholz opened a Public Hearing on Application #21-014, proposed Ordinance 1194 for Minor Subdivision located outside the city limits of Ashland at Southeast quarter of Section 35-13-9, Saunders County, Nebraska at 8:07 p.m. Zoning Administrator Krejci said the Planning Commission did pass this after tabling so the engineers could work out some items with abutting properties. He said there are probably a few things they are still working on. He pointed out a round-about on the drawings that potentially may happen as future developments occur. He said the last time he spoke with the City Engineer everything was coming together. With no further comment, Mayor Grauerholz closed the Public Hearing at 8:09 p.m.

Mayor Grauerholz opened a Public Hearing on Preliminary Plat Permit #21-022 and proposed Ordinance 1195 - PUD for a Political Subdivision known as Icehouse Ridge being a Portion of the SW 1/4 of Section 35, Township 13 North, Range 9 East, located at approximately 2418 Furnas Street at 8:10 p.m. City Administrator Quady noted there is

updated draft of the PUD Ordinance. Evan Welch and Liz Flynn, representing the developers, were present to answer questions of the Council. Flynn said their engineers have been working with the School's and City's engineers. She asked the Council to approve the Preliminary Plat so they can continue to move forward with the project. Council Member Anderson said this will be a nice addition to the community. Zoning Administrator Krejci said the plat had a typo stating the zoning is R-3 but it is zoned R-2. Flynn reviewed the roads into the development; roads connecting to the school's property, but she noted there is not a final agreement on those yet; and roads around the commercial property. She said most of the lots will be for single family dwellings but there are a few townhomes. Street Superintendent Ogden said the roundabout is on the plans so land will be dedicated for it but it may not be constructed with the first phase. She said it could be a future improvement if it is found to be needed to reduce speed. She said the developer has been very receptive to their comments. Stephanie Swerczek said she is resident on Furnas Street and asked that speeding and traffic be controlled on the street. City Administrator Quady said 23<sup>rd</sup> Street and 25<sup>th</sup> Street will be going north from Furnas. Swerczek said a roundabout on 30<sup>th</sup> and Furnas would slow down the semis coming into town. Niemeyer noted that semis should not be using Furnas Street as there is a weight limit. Ogden said they are comfortable with approving of the Preliminary Plat. With no further comment, Mayor Grauerholz closed the Public Hearing at 8:26 p.m.

Motion by Wischmann, second by Niemeyer to approve Resolution 2021-9 – To Erect Stop Sign at 29<sup>th</sup> Street and Kendel Drive.

Roll Call:                      Ayes: All                      Motion Carried

Motion by Niemeyer, second by Wischmann to approve Resolution 2021-10 – Establish and Charge Reasonable Fees for Emergency Medical Service.

City Administrator Quady said these fees will go into effect on May 1<sup>st</sup>. She said fees are typically reviewed annually and they have not been raised in five years.

Roll Call:                      Ayes: All                      Motion Carried

Motion by Anderson, second by Wischmann to approve third and final reading of Ordinance 1192 – Vacating all of Dale Street (570') between 6<sup>th</sup> Street and 4<sup>th</sup> Street, Beetison's Addition.

City Attorney Fahleson read the Title of Ordinance 1192.

City Administrator Quady said the City of Lincoln does not have the easement done yet.

Motion by Niemeyer, second by Wischmann to postpone consideration of Ordinance 1192 until the next Council meeting on May 6, 2021.

Roll Call:                      Ayes: Anderson, Niemeyer, Wischmann      Abstain: Crnkovich  
Motion Carried

Motion by Niemeyer, second by Crnkovich to introduce and approve first reading of Ordinance 1191 – To Modify in part Section 5.06 Subsection E, Section 5.07 Subsection E, Section 5.08 Subsection E and Section 5.09 Subsection E in the Zoning Ordinance of the City of Ashland Nebraska.

City Attorney Fahleson read the Title of Ordinance 1191.

Roll Call:                   Ayes: All                   Motion Carried

Motion by Crnkovich, second by Anderson to introduce and approve first reading of Ordinance 1193 – To Modify in part Section 8.02 Storage or Parking of Vehicle, Boats, Campers and Trailers in the Zoning Ordinance of the City of Ashland Nebraska.

City Attorney Fahleson read the Title of Ordinance 1193.

Roll Call:                   Ayes: Anderson, Crnkovich, Wischmann   Abstain: Niemeyer  
Motion Carried

Motion by Niemeyer, second by Wischmann to introduce and approve first reading of Ordinance 1194 – To Approve Ashland Greenwood Public School Addition Plat, a Minor Subdivision located outside the City Limits of Ashland as Southeast Quarter of Section 35-13-9, Saunders County Nebraska.

City Attorney Fahleson read the Title of Ordinance 1194.

Roll Call:                   Ayes: All                   Motion Carried

Motion by Wischmann, second by Niemeyer to introduce and approve first reading of Ordinance 1195 – PUD for a Political Subdivision known as Icehouse Ridge being a portion of the Southwest Quarter of Section 35, Township 13 North, Range 9 East, located at approximately 2418 Furnas Street.

City Attorney Fahleson read the Title of Ordinance 1195.

City Administrator Quady asked the Council to review the PUD agreement. She asked for input regarding the commercial and permitted uses, setbacks, lighting, screening and signage. She said changes can be incorporated for consideration at the next reading. Street Superintendent Ogden discussed the driveway access into the commercial lots.

Roll Call:                   Ayes: All                   Motion Carried

Motion by Wischmann, second by Niemeyer to approve Preliminary Plat for PUD for a Political Subdivision known as Icehouse Ridge being a portion of the Southwest Quarter of Section 35, Township 13 North, Range 9 East, located at approximately 2418 Furnas Street.

Roll Call:                   Ayes: All                   Motion Carried

Motion by Anderson, second by Wischmann to approve setting date for Hearing to Determine Existence of Public Nuisance regarding property at 2701 Furnas Street on May 6, 2021.

Roll Call:                   Ayes: All                   Motion Carried

Motion by Niemeyer, second by Wischmann to approve granting an extension of completion date for abatement of nuisance at 2359 Boyd Street to May 6, 2021.

City Administrator Quady said she had been in the storage lot today and noted only one trailer that was not licensed. Richard Snodgrass, owner of the storage lot, said all the non-drivable vehicles are gone. He said the one unlicensed trailer is a nice trailer and he will try to get the owner to license it.

Roll Call:                   Ayes: All                   Motion Carried

Motion by Niemeyer, second by Wischmann to approve updated Infrastructure Standards and Specifications.

City Administrator Quady said the Council approved an update last November. She said the Mayor had a few more items that he wanted to talk with the consultant and the Utility Superintendent about changing and a supplier asked for consideration of an additional type of fire hydrant. She said this update has a Kennedy hydrant added and changes in the water and sewer section.

Roll Call:                   Ayes: All                   Motion Carried

Reviewed the March 2021 Keno Report.

Reviewed the Public Works Director's Report.

Reviewed Utility Superintendent's Report.

Reviewed Police Chief's Report.

Reviewed Building Official's Report.

Reviewed Library Report.

Motion by Niemeyer, second by Wischmann to approve the consent agenda which included approval of the April 1, 2021 City Council meeting minutes; April 13, 2021 City Council special meeting minutes; approval of the March 25, 2021 Planning Commission meeting minutes; and approve of Christopher Bahm as a member of the Ashland Fire Department.

Roll Call:                   Ayes: All                   Motion Carried

Motion by Anderson, second by Niemeyer to approve the first half of April 2021 Claims.  
Roll Call:                   Ayes: All                   Motion Carried

Motion by Niemeyer, second by Wischmann to approve March 2021 Treasurer's Reports.  
Roll Call:                   Ayes: All                   Motion Carried

Mayor Grauerholz reminded the Council about Clean-Up Day to be held on Saturday. He said new recycled tire material had been installed around the equipment at the Girl Scout Park. He said there will be a tire recycling event in May.

Mayor Grauerholz welcomed two students from the Ashland-Greenwood High School Civics class attending the meeting.

Motion by Niemeyer, second by Wischmann to adjourn the meeting at 9:19 p.m.  
Roll Call:                   Ayes: All                   Motion Carried

  
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Richard Grauerholz, Mayor

  
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Kathleen Sliva, City Clerk



I, the above signed City Clerk of Ashland, Saunders County, Nebraska hereby certify that the foregoing is a true and accurate copy of the proceedings had and done by the Council on April 15, 2021 that all of the subjects included in the foregoing proceedings were contained in the agenda for the meeting, kept continually current and readily available for public inspection at the office of the City Clerk; that such subjects were contained in said agenda for at least twenty four hours prior to said meeting; that said minutes from which the foregoing proceedings have been extracted were in written form and available for public inspection within ten business days or prior to the next convened meeting of said body.