

ASHLAND CITY COUNCIL REGULAR MEETING

June 17, 2021

A regular meeting of the Ashland City Council was held at the Ashland Community Resource Center on the 17th day of June, 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 Clerk Kathleen Sliva
City Attorney Mark Fahleson

Absent: City Administrator Jessica Quady

Others: Ronald Styskal, Suzi Nelson, Bill Krejci, Dave Lutton, Caleb Fjone, Vanessa Schutte, Rod Reisen, Jeff Ray, Susan Cerny, Deb Eggleston, Robert Cole and others

Notice of meeting was advertised in the Ashland Gazette on June 10, 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 Niemeyer, second by Anderson to adopt the regular agenda.

Roll Call: Ayes: All Motion Carried

Deb Eggleston, SE Field Service Representative for the Nebraska Department of Economic Development, presented Mayor Grauerholz and AAEDC Executive Director Caleb Fjone with a certificate awarding Ashland as a Leadership Certified Community. Eggleston shared information about the DED program. She congratulated the community and Fjone for completing this accomplishment.

Mayor Grauerholz opened a Public Hearing on Conditional Use Permit #21-070 for a Domestic Dog Kennel at E1/3 Block 25 Deans Addition to Ashland located at 651 Fir

Street at 7:18 p.m. Robert Cole answered questions of the Council regarding his kennel application. With no further comment, Mayor Grauerholz closed the Public Hearing at 7:20 p.m.

Motion by Anderson, second by Niemeyer to approve third and final reading of Ordinance 1191 – AN ORDINANCE TO AMEND THE FOLLOWING PORTIONS OF THE ZONING ORDINANCES OF THE CITY OF ASHLAND: SUBSECTIONS E OF SECTION 5.06, 5.07, 5.08 and 5.09 OF THE ZONING ORDINANCES OF THE CITY OF ASHLAND, AS PROVIDED IN THE CITY OF ASHLAND MUNICIPAL ZONING ORDINANCE; TO PROVIDE FOR THE EFFECTIVE DATE THEREOF; TO ORDER THE PUBLICATION OF THE ORDINANCE IN PAMPHLET FORM.
City Attorney Fahleson read the Title of Ordinance 1191.

Jeff Ray, Planner with JEO Consulting Group Inc., spoke to the Council regarding the potential of maximum lot sizes. He said the discussion on maximum lot sizes started when he and the Zoning Administrator were looking at larger, developable land parcels on the periphery of Ashland and discussing how to allow the parcels to be built out in an urban scale, such as quarter acre lots as opposed to three, four or five acre lots. He said the zoning code allows for this as it only provides for a minimum lot size. He questioned how does the City grow in an orderly fashion and grow at the density needed to pay for the infrastructure and services. He said developers would be required to put the infrastructure in but the City would have to maintain it and provide all the services. He said the property taxes on large five acre lots with one house will be much less than if that five acres is divided into quarter acre lots. He added there could be twenty houses paying property taxes and the valuation would be much higher. He said there is a conservation piece and an economic piece to it. He said the City could be boxed in with limitations to growth because of the flood plains. He said this problem is being tackled in the state one of two ways, one by putting on maximum lot sizes and by allowing the land value cost to drive the density down. He said Ashland's land cost is affordable enough for people to purchase larger lots. He said the other way is to do ghost platting. Council Member Crnkovich said he understands trying to get developments zoned correctly but he feels the market will drive the land cost and developers will wait for the 'big bucks' of a higher density residential development. He said he is concerned about putting a cap of ten acres on Residential Estates that doesn't meet up with the AG and Transitional Ag Zoning Districts minimum size of a 20-acre and about multiple current acreages that would be non-conforming. Zoning Administrator Krejci said a Planned Unit Development could come in for areas needing different lot size dimensions and for areas with different terrain and topography. Crnkovich reiterated the idea that it is the money that will drive the growth and he doesn't see a reason to prematurely place a cap on what people outside of city limits can do with their land. Krejci asked how proactive does the City want to be. Ray said there could be a compromise between the lot sizes so there isn't a gap and it is really meant to be a tool for the City to control growth and give developers parameters.

Motion by Crnkovich, second by Niemeyer to amend Section 1 by striking '10 acres Max' for Residential Estates.

Ray said he would be supportive on adding a 20-acre maximum as opposed to eliminating it all together to add consistency and avoid gap.

Motion by Wischmann, second by Niemeyer to amend the amendment by adding '20 acres Max' for RE only.

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

Mayor Grauerholz called for the roll call vote on the amendment as amended.

Roll Call: Ayes: All Motion Carried

Mayor Grauerholz called for the roll call vote on the third and final reading of Ordinance 1191 as amended.

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

Motion by Niemeyer, second by Wischmann to approve on third and final reading Ordinance 1194 - AN ORDINANCE ADOPTED BY THE CITY OF ASHLAND, SAUNDERS COUNTY, NEBRASKA, TO APPROVE ASHLAND GREENWOOD PUBLIC SCHOOL ADDITION PLAT, A MINOR SUBDIVISION LOCATED OUTSIDE THE CITY LIMITS OF ASHLAND TRACT LOCATED SOUTHEAST QUARTER SECTION 35-13-9 LOTS 1 & 2, SAUNDERS COUNTY, NEBRASKA, AND SUBDIVISION AGREEMENT; TO PROVIDE FOR THE REPEAL OF ANY ORDINANCE IN CONFLICT THEREWITH; TO PROVIDE FOR THE EFFECTIVE DATE THEREOF; AND TO AUTHORIZE PUBLICATION IN PAMPHLET FORM.

City Attorney Fahleson read the Title of Ordinance 1194.

Roll Call: Ayes: All Motion Carried

Motion by Niemeyer, second by Wischmann to approve second reading of Ordinance 1195 - PUD for a Political Subdivision known as Icehouse Ridge being a Portion of the SW ¼ of Section 35, Township 13 North Range 9 East, located at approximately 2418 Furnas Street.

City Attorney Fahleson read the Title of Ordinance 1195.

Roll Call: Ayes: All Motion Carried

Motion by Anderson, second by Niemeyer to approve Conditional Use Permit #21-070 for Domestic Dog Kennel at 651 Fir Street.

Roll Call: Ayes: All Motion Carried

Motion by Anderson, second by Wischmann to set date of July 1, 2021 for Hearing to Determine Existence of Public Nuisance regarding property at 1909 Boyd Street.

Roll Call: Ayes: All Motion Carried

Motion by Anderson, second by Wischmann to recommend approval to the Nebraska Liquor Control Commission of Lance Kramer as the Corporate Manager of No Frills Supermarkets 787.

Roll Call: Ayes: All Motion Carried

Motion by Wischmann, second by Crnkovich to recommend approval to the Nebraska Liquor Control Commission for a Special Designated License for North Forty Golf LLC for Stir-Up Days Beer Garden on July 17, 2021.

Council Member Niemeyer said this license is for his golf course but he is doing it as a Chamber of Commerce event. He added all revenue will be going to the Chamber. City Attorney Fahleson said this would not be a conflict of interest.

Roll Call: Ayes: All Motion Carried

Reviewed the May 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 Crnkovich to approve the consent agenda which included approval of the June 3, 2021 City Council meeting minutes; and approval of the May 27, 2021 Planning Commission meeting.

Roll Call: Ayes: All Motion Carried

Motion by Niemeyer, second by Wischmann to approve the first half of June 2021 Claims.

Roll Call: Ayes: All Motion Carried

Motion by Wischmann, second by Niemeyer to approve May 2021 Treasurer's Reports.


Roll Call: Ayes: All Motion Carried


Mayor Grauerholz reported the swimming pool is open but with limited hours.

Council Member Anderson noted the painting of curbs at the corner of 14th and Silver Streets to help prevent falls.

Motion by Anderson, second by Wischmann to adjourn the meeting at 8:27 p.m.

Roll Call: Ayes: All Motion Carried


Kathleen Sliva, City Clerk


Richard Grauerholz, Mayor



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 June 17, 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.