



ASHLAND PLANNING COMMISSION REGULAR MEETING October 26, 2023

A regular meeting of the Ashland Planning Commission was held on the 26th day of October, 2023 at 7:00 p.m. at the Ashland City Hall, 2304 Silver Street, Ashland NE.

Members Present: Dan Chudomelka, Bob Crisler, Janece Mollhoff and Thomas Danahy.

Staff Present: Bill Krejci

Others Present: Jovan Lausterer, Matt Lanza, Jill Martiez, Bruce Wischmann

Notice of the public hearings was published in the Ashland Gazette on October 12, 2023. Notice of the meeting was published in the Ashland Gazette on October 19, 2023. 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 Mollhoff, to approve the minutes of the September 28, 2023 and meeting at 7:01 p.m.

Discussion: None.

Roll Call: Dan Chudomelka- Aye, Bob Crisler- Aye, Janece Mollhoff- Aye, Thomas Danahy- Aye.
Motion Passed

Crisler opened a Public Hearing at 7:02 pm for Permit #23-146 Ordinance 1229 for an Amendment to the Future Land Use Map of the Ashland Comprehensive Development Plan. Property located in the W1/2 SW1/4 SW1/4 SE1/4 of Sec 35 Twp 13 Rng 9 from HDC High Density Residential to GC General Commercial located within the city limits of Ashland NE. Approximate location of change is 2102 Furnas Street.

Jovan Lausterer, with Bromm Lindahl Law offices in Wahoo NE. attorney for Ashland Development LLC stated he had documentation to help explain the development and the history getting us too today. He went on to talk about the changes happening around their property and an update of the clean-up of the property, he went on to explain the reason for asking for the zoning change to B1 for commercial use on that property. Mr. Lausterer explained the current owner is wanting to get the zoning change done to make it a more desirable property to sell, which is what the current owner's intention is to do. Krejci gave update on the property's history within the city's plans, talking about roads and flow throughout the area. Mollhoff asked that traffic concerns in the area are

addressed when decisions are made with this property.

Mollhoff made the motion seconded by Chudomelka to close the first Public Hearing for Permit #23-146.

Discussion: None.

Roll Call: Dan Chudomelka- Aye, Bob Crisler- Aye, Janece Mollhoff- Aye, Thomas Danahy- Aye.
Motion Passed

Mollhoff made a motion to approve Permit #23-146 Ordinance 1229 for an Amendment to the Future Land Use Map of the Ashland Comprehensive Development Plan and was seconded by Danahy at 7:14 p.m.

Roll Call: Dan Chudomelka- Aye, Bob Crisler- Aye, Janece Mollhoff- Aye, Thomas Danahy- Aye.
Motion Passed

Crisler opened a Public Hearing for Permit #23-146 Ordinance 1230 for an Amendment to the City of Ashland Official Zoning Map. Property located in the W1/2 SW1/4 SW1/4 SE1/4 of Sec 35 Twp 13 Rng 9 from R3 High Density Residential to B1 General Commercial located within the city limits of Ashland NE. Approximate location of change is 2102 Furnas Street.

Krejci explained the reason for 2 public hearings. Crisler asked if anything further needed to be added to what was discussed during the 1st public hearing for this permit, hearing none asked for a motion to close.

Chudomelka made the motion seconded by Mollhoff to close the second Public Hearing for Permit #23-146.

Discussion: None.

Roll Call: Dan Chudomelka- Aye, Bob Crisler- Aye, Janece Mollhoff- Aye, Thomas Danahy- Aye.
Motion Passed

Chudomelka made a motion to approve Permit #23-146 Ordinance 1230 for an Amendment to the City of Ashland Official Zoning Map. Property located in the W1/2 SW1/4 SW1/4 SE1/4 of Sec 35 Twp 13 Rng 9 from R3 High Density Residential to B1 General Commercial and was seconded by Danahy at 7:17 p.m.

Roll Call: Dan Chudomelka- Aye, Bob Crisler- Aye, Janece Mollhoff- Aye, Thomas Danahy- Aye.
Motion Passed

Crisler opened a Public Hearing for Conditional Use Permit 23-147 located at 1401 Silver Street, Ashland NE. at 7:18 pm.

Crisler gave an update on this from Historical Preservation meeting about this request, stating that everything met regulations for changing these signs, Krejci concurred. Crisler asked if any further discussion was needed, hearing none asked for a motion.

Chudomelka made the motion seconded by Mollhoff to close the second Public Hearing for Permit #23-147.

Discussion: None.

Roll Call: Dan Chudomelka- Aye, Bob Crisler- Aye, Janece Mollhoff- Aye, Thomas Danahy- Aye.
Motion Passed

Crisler made a motion to approve Conditional Use Permit 23-147 as described by the Historical Preservation Committee, it was seconded by Danahy at 7:17 p.m.

Roll Call: Dan Chudomelka- Aye, Bob Crisler- Aye, Janece Mollhoff- Aye, Thomas Danahy- Aye.
Motion Passed

Crisler opened a Public Hearing for Conditional Use Permit 23-149 located at 119 N 14th Silver Stret, Ashland NE. at 7:19 pm.

Bruce Wischmann spoke about his request for changes to the front of his building. Wischmann spoke about changing the cladding and windows, power washing the building and replacing the lower stone with a similar looking product. Wischmann stated bronze cladding and keeping sandy color of the building. Wischmann stated they would be cleaning and updating the glass block on the upper level. Mollhoff asked what was discussed about the roll-up door/window. Crisler stated that part of the request was tabled until a decision was made to purchase it. Wischmann spoke about the history of the building and the changes to it through the years.

Chudomelka made the motion seconded by Mollhoff to close the second Public Hearing for Permit #23-149.

Discussion: None.

Roll Call: Dan Chudomelka- Aye, Bob Crisler- Aye, Janece Mollhoff- Aye, Thomas Danahy- Aye.
Motion Passed

Mollhoff made a motion to approval as recommended by the Historical Preservation Committee for Conditional Use Permit 23-149 seconded by Chudomelka at 7:27 p.m.

Roll Call: Dan Chudomelka- Aye, Bob Crisler- Aye, Janece Mollhoff- Aye, Thomas Danahy- Aye.
Motion Passed

Review Tabled Permit #23-136 PUD Change. Design Change to Planned Unit Development Oxbow located on the north side of the 400 block of Birch Street, Ashland NE.

Krejci gave an update, stating the involved parties are still in discussions about parking and updating this PUD and were asking to table it again until the next meeting.

Mollhoff made a motion to re-table Permit #23-136 PUD Change until the November 30th meeting, seconded by Danahy at 7:27 p.m.

Administrative report for August 2023 was reviewed. Krejci asked if the November 30th date worked for the next meeting it was agreed that it would. Krejci also stated that Mayor is looking to fill the 2 vacant positions on the commission and that he was asking for recommendations.

Crisler opened Public Comment. Public comments may be heard from individuals present. Public comment is limited to five minutes per individual. No action will be taken on these topics as no comments will be made by the Commission. Hearing no one asked for a motion to adjourn.

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

Roll Call: Dan Chudomelka- Aye, Bob Crisler- Aye, Janece Mollhoff- Aye, Thomas Danahy- Aye.
Motion Passed

Meeting adjourned at 7:30 pm.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Bill Krejci", with a stylized flourish at the end.

Bill Krejci