



## NOTICE OF REGULAR MEETING ASHLAND PLANNING COMMISSION

February 25, 2021

NOTICE IS HEREBY GIVEN that a regular Meeting of the Ashland Planning Commission will be held at 7:00 P.M. on Thursday, February 25, 2021 at Ashland Community Resource Center, 1324 Silver Street, Ashland, NE.

### AGENDA

**1. Roll Call \_\_\_\_\_time**

*Susan Cerny \_\_\_\_\_, Dan Chudomelka \_\_\_\_\_, Bob Crisler \_\_\_\_\_, Ron Pletcher \_\_\_\_\_,  
Doug Whitehead \_\_\_\_\_, Jamie Wilson \_\_\_\_\_, Janece Mollhoff \_\_\_\_\_, (Jerry Lofberg \_\_\_\_\_)*

**2. Notification to the public that the Open Meetings Act is posted.**

**3. Approval of January 28, 2021 minutes. \_\_\_\_\_time**

*Forward \_\_\_\_\_, Second \_\_\_\_\_  
Susan Cerny \_\_\_\_\_, Dan Chudomelka \_\_\_\_\_, Bob Crisler \_\_\_\_\_, Ron Pletcher \_\_\_\_\_,  
Doug Whitehead \_\_\_\_\_, Jamie Wilson \_\_\_\_\_, Janece Mollhoff \_\_\_\_\_, (Jerry Lofberg \_\_\_\_\_)*

**4. Public Hearing for Proposed Ordinance 1192 to Vacate Dale Street (570') between 6<sup>th</sup> & 4<sup>th</sup> Street of the City of Ashland NE. \_\_\_\_\_time**

*Discussion:*

\_\_\_\_\_  
\_\_\_\_\_

*Close Public Hearing Forward \_\_\_\_\_, Second \_\_\_\_\_  
Susan Cerny \_\_\_\_\_, Dan Chudomelka \_\_\_\_\_, Bob Crisler \_\_\_\_\_, Ron Pletcher \_\_\_\_\_,  
Doug Whitehead \_\_\_\_\_, Jamie Wilson \_\_\_\_\_, Janece Mollhoff \_\_\_\_\_, (Jerry Lofberg \_\_\_\_\_)*

**5. Consider Proposed Ordinance 1192. \_\_\_\_\_time**

*Language:*

\_\_\_\_\_  
\_\_\_\_\_

*Forward \_\_\_\_\_, Second \_\_\_\_\_  
Susan Cerny \_\_\_\_\_, Dan Chudomelka \_\_\_\_\_, Bob Crisler \_\_\_\_\_, Ron Pletcher \_\_\_\_\_,  
Doug Whitehead \_\_\_\_\_, Jamie Wilson \_\_\_\_\_, Janece Mollhoff \_\_\_\_\_, (Jerry Lofberg \_\_\_\_\_)*

**6. Public Hearing for Proposed Ordinance 1191 to modify in part Sec 5.06 Subsection E, Sec 5.07 Subsection E, Sec 5.08 Subsection E and Sec 5.09 Subsection E in the Zoning Ordinance of the City of Ashland NE. \_\_\_\_\_time**

*Discussion:*

\_\_\_\_\_  
\_\_\_\_\_

*Close Public Hearing Forward \_\_\_\_\_, Second \_\_\_\_\_*

*Susan Cerny \_\_\_\_\_, Dan Chudomelka \_\_\_\_\_, Bob Crisler \_\_\_\_\_, Ron Pletcher \_\_\_\_\_,*

*Doug Whitehead \_\_\_\_\_, Jamie Wilson \_\_\_\_\_, Janece Mollhoff \_\_\_\_\_, (Jerry Lofberg \_\_\_\_\_)*

**7. Consider Ordinance 1191. \_\_\_\_\_time**

*Language:*

\_\_\_\_\_  
\_\_\_\_\_

*Forward \_\_\_\_\_, Second \_\_\_\_\_*

*Susan Cerny \_\_\_\_\_, Dan Chudomelka \_\_\_\_\_, Bob Crisler \_\_\_\_\_, Ron Pletcher \_\_\_\_\_,*

*Doug Whitehead \_\_\_\_\_, Jamie Wilson \_\_\_\_\_, Janece Mollhoff \_\_\_\_\_, (Jerry Lofberg \_\_\_\_\_)*

**8. Public Hearing Application 21-014 Proposed Ordinance 1194 for Minor Subdivision located outside the City Limits of Ashland at Southeast Quarter of Sec 35-13-9, Saunders County NE. \_\_\_\_\_time**

*Discussion:*

\_\_\_\_\_  
\_\_\_\_\_

*Close Public Hearing Forward \_\_\_\_\_, Second \_\_\_\_\_*

*Susan Cerny \_\_\_\_\_, Dan Chudomelka \_\_\_\_\_, Bob Crisler \_\_\_\_\_, Ron Pletcher \_\_\_\_\_,*

*Doug Whitehead \_\_\_\_\_, Jamie Wilson \_\_\_\_\_, Janece Mollhoff \_\_\_\_\_, (Jerry Lofberg \_\_\_\_\_)*

**9. Consider Application 21-014 Proposed Ordinance 1194. \_\_\_\_\_time**

*Language:*

\_\_\_\_\_  
\_\_\_\_\_

*Forward \_\_\_\_\_, Second \_\_\_\_\_*

*Susan Cerny \_\_\_\_\_, Dan Chudomelka \_\_\_\_\_, Bob Crisler \_\_\_\_\_, Ron Pletcher \_\_\_\_\_,*

*Doug Whitehead \_\_\_\_\_, Jamie Wilson \_\_\_\_\_, Janece Mollhoff \_\_\_\_\_, (Jerry Lofberg \_\_\_\_\_)*

**10. Public Hearing 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 NE.**

\_\_\_\_\_time

*Discussion:*

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*Close Public Hearing Forward \_\_\_\_\_, Second \_\_\_\_\_*

*Susan Cerny \_\_\_\_\_, Dan Chudomelka \_\_\_\_\_, Bob Crisler \_\_\_\_\_, Ron Pletcher \_\_\_\_\_,*

*Doug Whitehead \_\_\_\_\_, Jamie Wilson \_\_\_\_\_, Janece Mollhoff \_\_\_\_\_, (Jerry Lofberg \_\_\_\_\_)*

**11. Consider Ordinance 1193.** \_\_\_\_\_time

*Language:*

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*Forward \_\_\_\_\_, Second \_\_\_\_\_*

*Susan Cerny \_\_\_\_\_, Dan Chudomelka \_\_\_\_\_, Bob Crisler \_\_\_\_\_, Ron Pletcher \_\_\_\_\_,*

*Doug Whitehead \_\_\_\_\_, Jamie Wilson \_\_\_\_\_, Janece Mollhoff \_\_\_\_\_, (Jerry Lofberg \_\_\_\_\_)*

**12. Review Administrators Report.**

January Financial Spreadsheet.

**13. 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.**

**14. Adjourn** \_\_\_\_\_time

*Forward \_\_\_\_\_, Second \_\_\_\_\_*

*Susan Cerny \_\_\_\_\_, Dan Chudomelka \_\_\_\_\_, Bob Crisler \_\_\_\_\_, Ron Pletcher \_\_\_\_\_,*

*Doug Whitehead \_\_\_\_\_, Jamie Wilson \_\_\_\_\_, Janece Mollhoff \_\_\_\_\_, (Jerry Lofberg \_\_\_\_\_)*



**ASHLAND PLANNING COMMISSION  
REGULAR MEETING  
January 28, 2021**

A regular meeting of the Ashland Planning Commission was held on the 28<sup>th</sup> day of January, 2021 at 7:00 p.m. at the Ashland Community Resource Center, 1324 Silver Street, Ashland NE.

Members Present: Susan Cerny, Janece Mollhoff, Doug Whitehead, Bob Crisler and Ron Pletcher

Staff Present: Bill Krejci and Alternate Jerry Lofberg

Others Present: Councilman Bruce Wischmann & Jim Anderson

Notice of the public hearings was published in the Ashland Gazette on January 14, 2021. Notice of the meeting was published in the Ashland Gazette on January 21, 2021. All proceedings hereafter shown were taken while the convened meeting was open to the public.

Cerny called the meeting to order at 7:01 p.m. Roll call was taken and a quorum was declared. Cerny noted that the Open Meetings Act posted on the South wall of the meeting room.

Motion by Mollhoff, seconded by Crisler, to approve the minutes of the December 22, 2020 meeting.

Discussion: None. Roll Call: Ayes: All Present

Cerny opened a Public Hearing for Proposed Ordinance 1188 to Modify the Future Land Use Map of the City of Ashland at 7:03 pm.

Cerny spoke about the sub committee meeting a few weeks ago was held to discuss the proposes changed to the Future Land Use map, the meeting was attended by Crisler, Pletcher, Wilson and Cerny. Cerny stated after a long discussion the proposes were sent to JEO to be applied to the new map, Cerny said the map they are discussing tonight is the result of that meeting. Discussion about the process involved in making these changes were discussed. Crisler asked if the land owners in the area had been notified, Krejci stated because it was a mass change over a large area a notification to individual land owners was not necessary, Krejci also stated that required posting of the changes have been done. Crisler stated he was concerned that landowners would not know zoning boundaries had been changed. Krejci explained the proposed changes and the reasons for the recommendations. Discussion about the changes ensued and Krejci gave updates on upcoming developments and how they would be incorporated into the map. Krejci reminded the commission that this is the future map that shows the directions Ashland's growth might happen and that this map does not change the current zoning. Mollhoff stated again that notifying landowners of jurisdiction changes needs to be planned for. Discussion about the direction future growth ensued. Mollhoff asked about a motion to consider this Ordinance, it was decided to go ahead and open the next public hearing to begin the discussion on the official zoning map so that both could be reviewed at the same time.

Cerny opened a Public Hearing for Proposed Ordinance 1189 to Modify the Official Zoning Map of the City of Ashland at 7:30 pm.

Krejci spoke about the proposed changes and the areas they affect. The commission took time to review that map and discuss the new developments that will soon be submitting their plats.

Cerny asked if there were any further questions and asked for a motion close first public hearing for Proposed Ordinance 1188 that modifies the Future Land Use Map of the City of Ashland at 7:38 pm. A motion to close made by Crisler, seconded by Mollhoff to close public hearing.

Roll Call: Ayes: All Present

Cerny asked for a motion to consider Proposed Ordinance 1188, a motion was made by Mollhoff seconded by Crisler to approve as written at 7:39 pm.

Roll Call: Ayes: All Present

Cerny asked for a motion to close second public hearing for Proposed Ordinance 1189 that modifies the Official Zoning Map of the City of Ashland at 7:40 pm. A motion to close made by Whitehead, seconded by Pletcher to close public hearing.

Roll Call: Ayes: All Present

Cerny asked for a motion to consider Proposed Ordinance 1189 to Modify the Official Zoning Map at 7:37 pm. Motion made by Pletcher seconded by Mollhoff.

Roll Call: Ayes: All Present

Administrative report was reviewed at 7:41 pm. Krejci spoke about the past years permits and that he plans to have an article in the newspaper. Krejci spoke about upcoming discussions that will be coming up next month.

Meeting was opened for Public comments limiting time to 5 minutes with no responses from the commission. Wischmann spoke about the future annexation of Iron Horse and that he feels it should be annexed in phases.

Cerny asked for a motion to close, a motion by Crisler, seconded by Pletcher to close meeting.

Discussion: None. Roll Call: Ayes: All Present

Meeting adjourned at 7:47 pm.

Respectfully Submitted,

  
Bill Krejci

**ORDINANCE 1192 (Prelim)**

AN ORDINANCE TO VACATE A PORTION OF DALE STREET IN BEETISON’S ADDITION TO THE CITY OF ASHLAND, SAUNDERS COUNTY, NEBRASKA; TO PROVIDE FOR THE EFFECTIVE DATE THEREOF; TO ORDER THE PUBLICATION OF THE ORDINANCE IN PAMPHLET FORM.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF ASHLAND, SAUNDERS COUNTY, NEBRASKA, AS FOLLOWS:

SECTION 1:

Public Ways Vacation Application #21-005 Ordinance 1192 for vacating all of Dale Street (570’) between 6<sup>th</sup> Street & 4th Street, Beetison’s Addition, Ashland NE. **Lincoln Water Easement needs to be filed.**

That the area known as “DALE STREET BETWEEN 4<sup>TH</sup> AND 6<sup>TH</sup> STREET ALL 570’ IN BEETISON’S ADDITION,” be vacated said street shall revert to the abutting property owner or owners thereof.

SECTION 2:

That the City of Ashland, Nebraska, and its franchisees, shall retain an easement to all utilities, if any, located within said vacated streets and alleys.

SECTION 3: REPEAL OF PRIOR ORDINANCES IN CONFLICT

That all other ordinances or parts thereof in conflict herewith are hereby repealed.

SECTION 4: WHEN OPERATIVE

That this ordinance shall take effect after its passage, approval and publication in pamphlet form according to law.

PASSED AND APPROVED this 19<sup>th</sup> day of November, 2020.

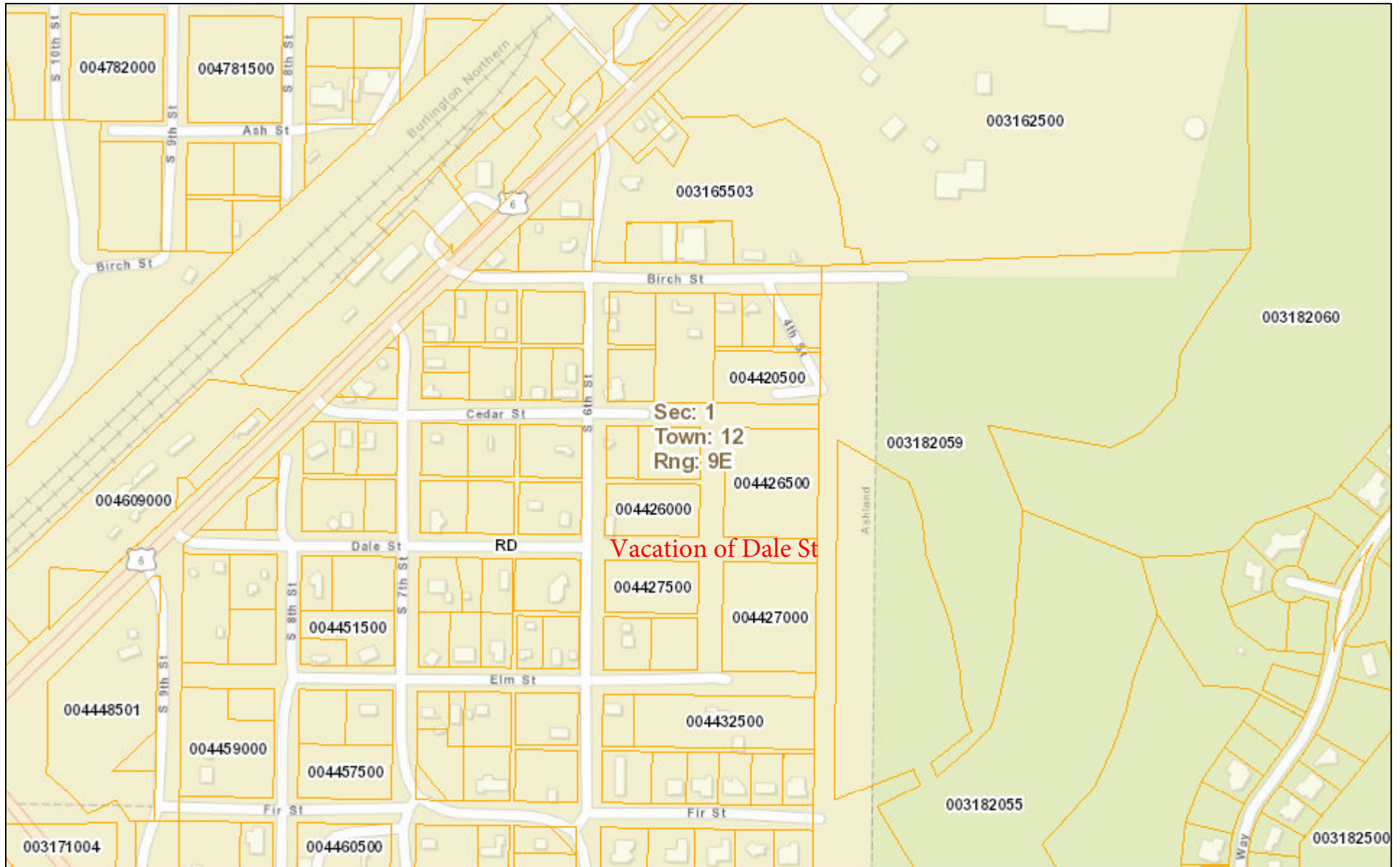
CITY OF ASHLAND  
SAUNDERS COUNTY, NEBRASKA

BY: \_\_\_\_\_  
Richard Grauerholz, Mayor

ATTEST:



\_\_\_\_\_  
Kathleen Sliva, City Clerk

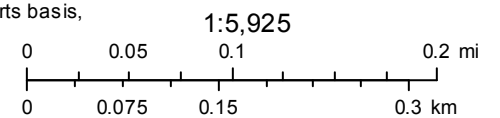
(SEAL)



February 22, 2021

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

-  Parcels
-  Sections





## ORDINANCE NO. 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.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF ASHLAND, SAUNDERS COUNTY, NEBRASKA, THAT THE CITY'S ZONING ORDINANCES BE AMENDED AS FOLLOWS:

**SECTION 1:** That Subsection E, Height and Lot Requirement, of Section 5.06, RE Residential Estates District be amended to read “Lot Area Permitted Uses, Min 3 acres - 10 acres Max”

**SECTION 2:** That Subsection E, Height and Area Requirements, of Section 5.07, R-1 Low Density Residential District be amended to read “Lot Area Sq. Ft. Dwelling Single Family Min 20,000 sq ft to 1.5 acres Max, Other Permitted Uses Min 20,000 sq ft to 1.5 acres Max”

**SECTION 3:** That Subsection E, Height and Area Requirements, of Section 5.08, R-2 Medium Density Residential District be amended to read “Lot Area Single Family Dwelling (future development) Min 7,000 sq ft to 10,000 sq ft Max”

**SECTION 4:** That Subsection E, Height and Area Requirements, of Section 5.09, R-3 High Density Residential District be amended to read “Lot Area Sq. Ft. (min – max) Dwelling Single Family 7,000 to 8,500 sq ft, Two-Family Dwelling 4,000 – 7,000 sq ft per unit and Multi- Family 3,000 – 5,000 sq ft per unit”

**SECTION 5:** That all ordinances or parts of ordinances in conflict with this ordinance, or inconsistent with the provisions of this ordinance, are hereby repealed to the extent necessary to give this ordinance full force and effect.



**SECTION 6:** That this ordinance shall be in full force, and take effect from and after its passage, approval and publication according to law.

**SECTION 7:** That this ordinance shall be published in pamphlet form and take effect as provided by law.

PASSED AND APPROVED this 15th day of April, 2021.

CITY OF ASHLAND  
SAUNDERS COUNTY, NEBRASKA

BY: \_\_\_\_\_  
Richard Grauerholz  
Mayor

ATTEST:

\_\_\_\_\_  
Kathleen Sliva  
City Clerk

(SEAL)

## 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.

BE IT ORDAINED THAT ON THE 18th DAY OF MARCH, 2021, BY OFFICIAL ACTION OF THE CITY COUNCIL OF THE CITY OF ASHLAND, SAUNDERS COUNTY, NEBRASKA, AS FOLLOWS:

Section 1. That the final plat of Ashland Greenwood Public School Addition, a subdivision located outside the City Limits of Ashland located in the Southeast Quarter Section 35-13-9 Lots 1 & 2, Saunders County, Nebraska, known as Ashland Greenwood Public School Addition, a copy of which is attached hereto, including the subdivision agreement, is hereby approved in accordance with the provisions of the City's Zoning Ordinances and Subdivision Regulations.

Section 2. That all ordinances and parts of ordinances passed and approved prior to the passage and approval of this ordinance and in conflict therewith are hereby repealed.

Section 3. That this ordinance shall be in full force and take effect from and after its passage, approval and publication according to law.

PASSED AND APPROVED this 18<sup>th</sup> day of March, 2021.

CITY OF ASHLAND  
SAUNDERS COUNTY, NEBRASKA

BY: \_\_\_\_\_  
Richard Grauerholz, Mayor

ATTEST:

\_\_\_\_\_  
Kathleen Sliva, City Clerk

(SEAL)



February 16, 2021

Ashland Planning Commission & City Council  
c/o Bill Krejci, Ashland Building & Zoning Official  
2304 Silver Street  
Ashland, NE 68003

RE: Ashland Greenwood Public School Addition  
Combined (Preliminary and Final) Plat Review  
Ashland, NE  
JEO Project No. 201219

Dear Mr. Krejci:

JEO Consulting Group has received a copy of the preliminary/final (combined) plat documents for the above referenced subdivision. We have reviewed these documents and would offer the following comments, questions, and observations for the Planning Commission's scheduled meeting on February 25, 2021.

Based on a review of the documents, all specifications as outlined in Article 3, Section 3.10 of the subdivision regulations have been met in regard to the submittal documents. Below are our review comments on these documents.

**Final Plat**

1. The final plat has been submitted as 2 building lots and 1 outlot (reservation for future street ROW). The plat includes the required information.
  - a. The Highway is called out as Highway 63 but the signs on the highway call it Highway 66, verify and update as needed.
2. This development is planned to be completed using the school bond funds approved by voters last November.
3. Street Right of Way dedication for Blue Jay Way (80 feet) and all other streets (60 feet) is appropriate for the future classifications of these roadways.
4. There is an existing power/electrical easement across the property, it is not shown on the final plat and should be added. If available, instrument number information should be shown.
5. A future drainage easement (as shown on the plat) will need to be acquired and filed with the county prior to approval of the storm sewer/paving plans.
6. A sanitary sewer easement will need to be dedicated to the city across Lot 2, from the end of the current main in Bills Drive and connecting to the north with the 17<sup>th</sup> Avenue and/or Blue Jay Way ROW for a main to be constructed in coordination with the City. The school will be able to connect the elementary school service line to this main.
7. The City Attorney has prepared a draft subdivision agreement and it has been provided to the School District for review.
8. No waivers were requested for this subdivision.
9. This property, in this plat, is currently in the process of being rezoned to R-3, High Density Residential for the entire site. This zoning will allow for the school usage as a permitted use (no conditional use permits needed).

#### **Traffic/Vehicular Circulation**

1. A traffic study was completed and reviewed prior to the submittal of this plat. The study reviewed the impact of the school improvements to Furnas Street, Highway 66 and Blue Jay Way. With the changes to the site and streets/drives/drop off patterns, the traffic engineer should review and provide any updates to his findings for the site. The previously accepted study did recommend the following improvements:
  - a. Left turn lane for northbound traffic at Blue Jay Way and Highway 66.
  - b. Coordinate with NDOT for a possible speed reduction in advance of the Blue Jay Way/Highway 66 intersection.
2. At the time of the study, future 22<sup>nd</sup> Street improvements were not proposed and use of that street for Middle School traffic was not considered. With the adjacent property to the west currently starting the development process (pre-plat meetings having occurred), how would construction of that street impact the Middle school traffic? Could it reduce the traffic loads on Furnas Street?

#### **Paving, Grading, Utilities (sanitary sewer and water) Layouts**

1. Blue Jay Way shall be a minimum of 32 feet wide (collector street) and all other streets shall be a minimum of 27 feet wide. All streets shall be 8 inches thick per city standards. Private streets within the school property can vary from these minimums.
2. Grading will occur on Lot 1 for the future school building and streets. There will be fill placed within the flood plain and a permit will be required prior to the start of grading operations.
3. The erosion control layout appears appropriate and an NPDES Permit will be required prior to the start of grading.
4. The water main along Blue Jay Way may need to be upsized to an 10 inch line at the request of the city to serve future developments to the north and west of the school site.
5. A sanitary sewer main shall be included in the site improvements from Blue Jay Way down to the existing line in Bills Drive. The elementary school can access this main for service.
6. On 17<sup>th</sup> Avenue, there is a street widening in front of the Elementary School, what is this to be used for?
7. The vertical alignment appears appropriate for the proposed design speeds on the streets. Vertical curves are needed for grade changes of 1% or greater.
8. The Opinion of Project cost does not include any costs for sanitary sewer improvements and/or service lines.

#### **Drainage/Storm Sewer**

1. The drainage study was reviewed and appears to address the requirements for storm water detention in the subdivision regulations. A couple of items to note (which may require a revision to this study):
  - a. Based on discussion with the potential developer of the property to the west, some contributing drainage shall be included in the study and layout/sizing of the middle school detention area. Please review the current drainage area and coordinate with that developer to come up with the appropriate maximum drainage allowed.
  - b. The flood plain for Wahoo Creek is noted in the study, however wetlands were not addressed. Were any locations of wetlands identified on this site?

Bill Krejci  
February 16, 2021  
RE: A-G Public School Addition  
Page 3 of 3

- c. Maps should be included in the study showing the existing and proposed drainage areas and their impact/outlet points for comparison on the no net run-off increase requirement.
- d. On Table 5 for the elementary drainage, what does the "Run-off to Detention" represent? Shouldn't all storm water at the site be detained in some location?

No construction can begin on improvements until the City has approved the final construction plans. Any acceptance or approvals noted in these comments are for the information provided and conceptual layout of the proposed improvements only. If you have any questions, comments or concerns with any of the statements, please feel free to contact Dave Henke or myself at 402.443.4661.

Sincerely,



Julie Ogden, PE  
[jogden@jeo.com](mailto:jogden@jeo.com)

JAO:jao  
Enclosures

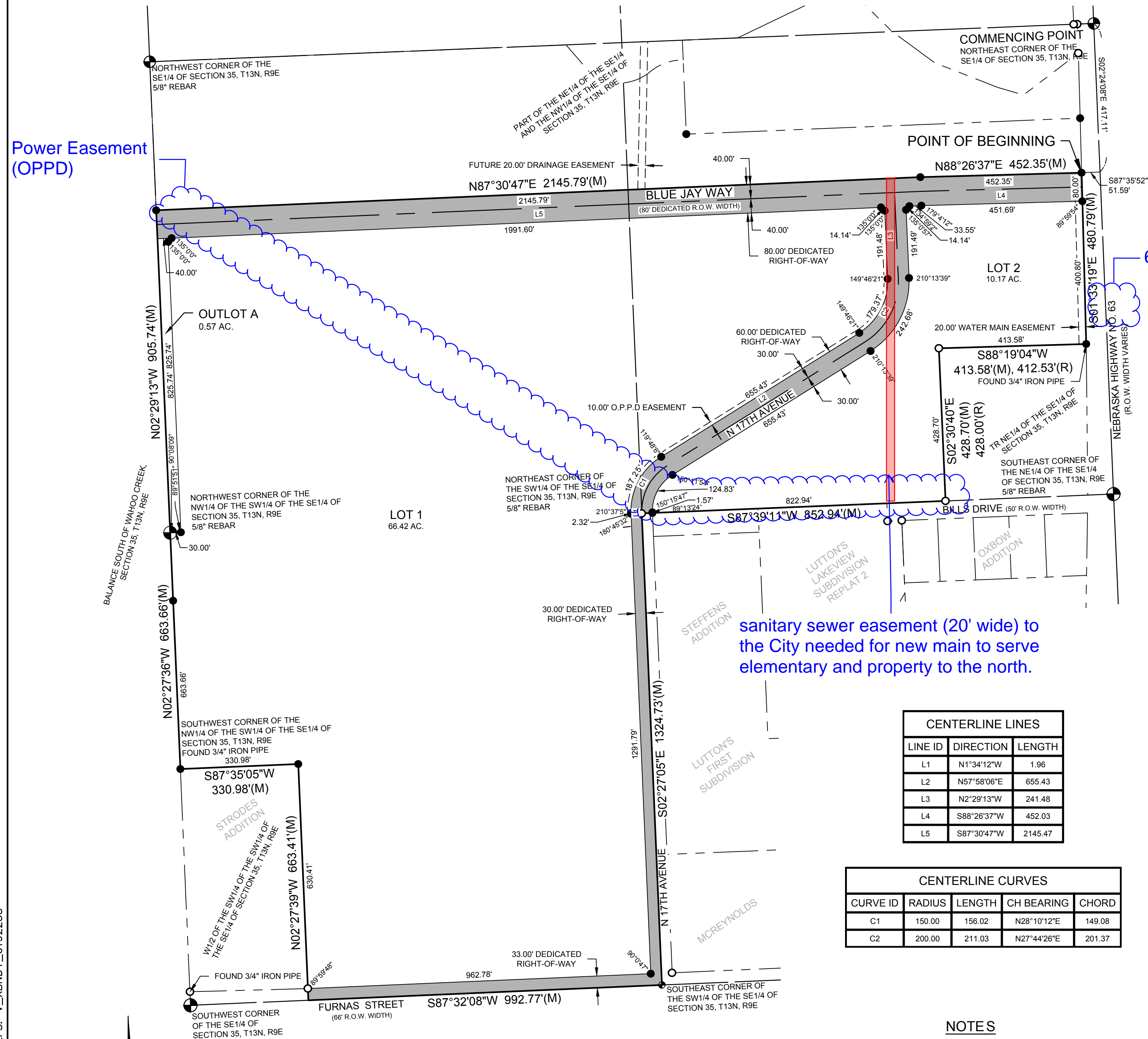
cc: Jessica Quady, Ashland City Administrator (2304 Silver Street, Ashland, NE 68003)  
Kyle Crouch, JEO Consulting Group (11213 Davenport Str, Suite 200, Omaha, NE 68154)  
Mark Fahleson, Ashland City Attorney (1128 Lincoln Mall, Suite 300, Lincoln NE 68508)



# ASHLAND GREENWOOD PUBLIC SCHOOLS ADDITION

## LOTS 1, 2 AND OUTLOT A

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER SECTION 35, TOWNSHIP 13 NORTH,  
RANGE 9 EAST OF THE 6TH P.M., SAUNDERS COUNTY, NEBRASKA



LINE ID	DIRECTION	LENGTH
L1	N1°34'12"W	1.96
L2	N57°58'06"E	655.43
L3	N2°29'13"W	241.46
L4	S88°26'37"W	452.03
L5	S87°30'47"W	2145.47

CURVE ID	RADIUS	LENGTH	CH BEARING	CHORD
C1	150.00	156.02	N28°10'12"E	149.08
C2	200.00	211.03	N27°44'26"E	201.37

- NOTES**
- ALL INTERNAL LINES ARE RADIAL/PERPENDICULAR UNLESS OTHERWISE NOTED AS NON-RADIAL (NR).
  - ALL INTERNAL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
  - ANGLES MEASURED ADJACENT TO CURVES ARE MEASURED TO THE CHORD OF SAID CURVE.

### APPROVAL OF ASHLAND CITY PLANNING COMMISSION

THIS FINAL PLAT OF ASHLAND GREENWOOD PUBLIC SCHOOLS ADDITION, LOTS 1, 2 AND OUTLOT A WAS APPROVED BY THE ASHLAND PLANNING COMMISSION THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_.

CHAIRPERSON, ASHLAND PLANNING COMMISSION \_\_\_\_\_

### ACCEPTANCE BY THE ASHLAND CITY ENGINEER

THIS FINAL PLAT OF ASHLAND GREENWOOD PUBLIC SCHOOLS ADDITION, LOTS 1, 2 AND OUTLOT A WAS REVIEWED AND APPROVED BY THE ASHLAND CITY ENGINEER ON THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_.

ASHLAND CITY ENGINEER \_\_\_\_\_

### ACCEPTANCE BY ASHLAND CITY COUNCIL

THIS PLAT OF ASHLAND GREENWOOD PUBLIC SCHOOLS ADDITION, LOTS 1, 2 AND OUTLOT A WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ASHLAND, NEBRASKA ON THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_.

MAYOR \_\_\_\_\_

ATTEST: CITY CLERK \_\_\_\_\_

### REVIEW OF SAUNDERS COUNTY SURVEYOR

THIS PLAT OF ASHLAND GREENWOOD PUBLIC SCHOOLS ADDITION, LOTS 1, 2 AND OUTLOT A WAS REVIEWED BY THE OFFICE OF THE SAUNDERS COUNTY SURVEYOR ON THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_.

SAUNDERS COUNTY SURVEYOR \_\_\_\_\_

### COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

COUNTY TREASURER \_\_\_\_\_ DATE \_\_\_\_\_

### LEGEND

- FOUND 5/8" REBAR (UNLESS OTHERWISE NOTED)
- SET 5/8" REBAR W/ CAP L.S. #607
- (M) MEASURED DISTANCE
- (P) PLATTED DISTANCE
- SECTION LINE
- BOUNDARY LINE
- PROPERTY LINE
- EXISTING PROPERTY LINE
- SETBACK LINE

### LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER SECTION 35, TOWNSHIP 13 NORTH, RANGE 9 EAST OF THE 6TH P.M., SAUNDERS COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 35; THENCE ON THE EAST LINE OF SAID SOUTHEAST QUARTER ON AN ASSUMED BEARING OF S02°24'08"E, 417.11 FEET; THENCE S87°35'52"W, 51.59 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NEBRASKA HIGHWAY NO. 63, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ON SAID WEST RIGHT-OF-WAY LINE OF NEBRASKA HIGHWAY NO. 63 S01°33'19"E, 480.79 FEET; THENCE S88°19'04"W, 413.58 FEET; THENCE S02°30'40"E, 428.70 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BILLS DRIVE; THENCE ON SAID NORTH RIGHT-OF-WAY LINE OF BILLS DRIVE S87°39'11"W, 852.94 FEET; THENCE S02°27'05"E 1324.73 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER OF SECTION 35; THENCE ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER S87°32'08"W, 992.77 FEET TO A POINT INTERSECTING SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND A LINE EXTENDED OF THE EAST LINE OF STRODES ADDITION, A PLATTED AND RECORDED ADDITION IN SAID SAUNDERS COUNTY; THENCE ON SAID EAST LINE OF STRODES ADDITION N02°27'39"W, 663.41 FEET TO THE NORTHEAST CORNER OF SAID STRODES ADDITION; THENCE ON THE NORTH LINE OF SAID STRODES ADDITION S87°35'05"W, 330.88 FEET TO THE NORTHWEST CORNER OF SAID STRODES ADDITION, SAID CORNER ALSO BEING A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 35; THENCE ON SAID WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 35 FOR THE FOLLOWING TWO (2) DESCRIBED COURSES: (1) N02°27'36"W, 663.66 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35; (2) N02°29'13"W, 905.74 FEET; THENCE N87°30'47"E, 2145.79 FEET; THENCE N88°26'37"E, 452.35 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS A CALCULATED AREA OF 3,714,009.74 SQ. FT. OR 85,262 ACRES MORE OR LESS.

### OWNER'S CERTIFICATE

OWNERS CERTIFICATION  
I/WE THE UNDERSIGNED \_\_\_\_\_ OWNER(S) OF THE REAL ESTATE SHOWN AND (NAMES) DESCRIBED HEREIN, DO HEREBY CERTIFY THAT I/WE HAVE LAID OUT, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OUT, PLAT AND SUBDIVIDED, SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS ASHLAND GREENWOOD PUBLIC SCHOOLS ADDITION, AN ADDITION TO THE CITY OF ASHLAND, NEBRASKA. ALL STREETS AND ALLEYS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC UNLESS SPECIFICALLY NOTED HEREIN. OTHER PUBLIC LANDS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY RESERVED FOR PUBLIC USE.

CLEAR TITLE TO THE LAND CONTAINED IN THIS PLAT IS GUARANTEED. ANY ENCUMBRANCES OR SPECIAL ASSESSMENTS ARE EXPLAINED AS FOLLOWS:

THERE ARE STRIPS OF GROUND SHOWN OR DESCRIBED ON THIS PLAT AND MARKED EASEMENT, RESERVED FOR THE USE OF PUBLIC UTILITIES AND SUBJECT TO THE PARAMOUNT RIGHT OF UTILITY OR CITY TO INSTALL, REPAIR, REPLACE AND MAINTAIN ITS INSTALLATIONS.

SIGNATURE \_\_\_\_\_ SIGNATURE \_\_\_\_\_

### ACKNOWLEDGEMENT OF NOTARY

STATE OF \_\_\_\_\_ )  
 ) SS  
COUNTY OF \_\_\_\_\_ )

ON THIS \_\_\_\_ DAY OF \_\_\_\_, 2021, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED FOR SAID COUNTY AND STATE, PERSONALLY APPEARED \_\_\_\_\_ WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE ABOVE INSTRUMENT AS INDIVIDUALS, AND HE/SHE ACKNOWLEDGED THE SIGNING OF THE SAME TO BE HIS/HER VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED AS SAID \_\_\_\_\_.

WITNESS MY HAND AND OFFICIAL SEAL THE DATE LAST AFORESAID.

NOTARY PUBLIC \_\_\_\_\_

need more than one Notary if more than one school signature required

### SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, REGISTERED IN COMPLIANCE WITH THE LAWS OF THE STATE OF NEBRASKA, THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION ON AUGUST 1, 2019, THAT ANY CHANGES FROM THE DESCRIPTION APPEARING IN THE LAST RECORD TRANSFER OF THE LAND CONTAINED IN THE FINAL PLAT ARE SO INDICATED, THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST AS DESCRIBED OR WILL BE INSTALLED AND THEIR POSITION IS CORRECTLY SHOWN AND THAT ALL DIMENSIONAL AND GEODETIC DATA IS CORRECT.

TERRY L. ROTHANZL  
NEBRASKA L.S. 607  
DATE 2-2-2021



REV. NO.	DATE	REVISIONS DESCRIPTION

USER: dhrastings  
 DWG: F:\2019\2001-2500\019-2233\40-Design\Survey\SRV\Sheets\Final\Plat\PLT\_AG\_PUBLIC\_SCHOOLS\_0192233.dwg  
 DATE: Feb 04, 2021 10:46am  
 XREFS: V\_XBRNDY\_0192233

## ORDINANCE NO. 1193

AN ORDINANCE TO AMEND THE FOLLOWING PORTIONS OF THE ZONING ORDINANCES OF THE CITY OF ASHLAND: SECTIONS 8.02 STORAGE OR PARKING OF VEHICLES, BOATS AND TRAILERS; TO PROVIDE FOR THE EFFECTIVE DATE THEREOF; TO ORDER THE PUBLICATION OF THE ORDINANCE IN PAMPHLET FORM.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF ASHLAND, SAUNDERS COUNTY, NEBRASKA, THAT THE CITY'S ZONING ORDINANCES BE AMENDED AS FOLLOWS:

**SECTION 1:** That Section 8.02 Storage or parking of vehicles, boats and trailers be reviewed and recommendations given to City Council.

**SECTION 2:** That all ordinances or parts of ordinances in conflict with this ordinance, or inconsistent with the provisions of this ordinance, are hereby repealed to the extent necessary to give this ordinance full force and effect.

**SECTION 3:** That this ordinance shall be in full force, and take effect from and after its passage, approval and publication according to law.

**SECTION 4:** That this ordinance shall be published in pamphlet form and take effect as provided by law.

PASSED AND APPROVED this 15th day of April, 2021.

CITY OF ASHLAND  
SAUNDERS COUNTY, NEBRASKA

BY: \_\_\_\_\_  
Richard Grauerholz  
Mayor

ATTEST:

\_\_\_\_\_  
Kathleen Sliva  
City Clerk

(SEAL)



Service Stations		
-	Service Islands	Two vehicles per pump lane*
-	Service bay	One vehicle per bay*
-	Quick lube / Oil change "starting gate design"	Two vehicles per bay*
-	(4 or more pump islands side by side, 18 feet apart)	One vehicle per lane*
Gated parking lot entrance		One vehicle per gate
Garage Unit or Overhead door	(Major streets only)	One vehicle per door
Other uses		Two vehicles per lane being serviced
* Stacking requirements are in addition to vehicle being served.		

Required vehicle stacking shall not block driveways or required parking stalls and shall not be located in side, front, or rear yards where parking stalls are prohibited. Each vehicle stacking unit shall be 22 feet long. Required stacking may be reduced by approval of the City Council following site plan review by the Planning Commission. Site plan review must demonstrate that circulation and loading patterns accommodate adequate space for queuing and temporary parking by users during peak hours of operation.

- I. Requirements for types of buildings and uses not specifically listed herein shall be determined by the Building Official based upon comparable uses listed.

### Section 8.02 Storage or parking of vehicles, boats, campers and trailers

#### A. Unlicensed and inoperable vehicles and equipment.

1. The storage or keeping of a boat, boat trailer, camp trailer, construction or utility trailer, and/or any other vehicle, not having a properly issued current motor vehicle license plate and registration, or any inoperable vehicle under repair for more than ten (10) days shall be prohibited on any private or public property within the zoning jurisdiction of the City of Ashland, unless otherwise provided for. This section shall not apply to personal property in a fully enclosed building; to vehicles or machinery on the premises of a business enterprise, operated in a lawful manner, when such vehicle or machinery is necessary to the lawful operation of the business; to operable off-highway farm or industrial vehicles or equipment on tracts zoned TA, RE or I-1, and used in agricultural or industrial activity conducted on the premises; or to a vehicle in an appropriate storage place or depository maintained in a lawful manner by the Municipality.
2. The storage, keeping or abandonment of parts, including scrap metals and tires, from motor vehicles or machinery, or parts thereof, is prohibited on any lot, parcel or tract of land or part thereof, situated within the zoning jurisdiction of the City of Ashland, except in enclosed buildings or garages or where otherwise permitted by this ordinance.
3. Before the City removes a vehicle suspected of violation hereof by reason of it being inoperable the City shall give the owner of the premises upon which the offending vehicle is situated a 72 hour warning notice which may be given by either tagging the motor vehicle or by sending notice by regular mail, postage prepaid, to the occupier of the premises upon which the motor vehicle is situated. Any motor vehicle not removed from the premises within such 72 hour period shall be presumed to be inoperable and may thereafter be removed by the City. If he/she chooses, the owner may demonstrate operability of the vehicle by making special arrangements with the designated law enforcement agency to demonstrate within said 72 hour period. The operability of the vehicle and, if such operability is satisfactorily demonstrated, the automobile need not be removed.

#### B. Recreational Vehicles and Boats

1. Recreational vehicles and boats must be maintained in a clean, well-kept state.
2. Recreational vehicles may be used as temporary parking by nonpaying guests for a maximum of nine (9) consecutive days or twenty one (21) days total during any calendar year. Cooking in the recreational vehicle is prohibited at all times.
3. Recreational vehicles and boats may not be connected to utility lines for any period that exceeds thirty (30) consecutive days.
4. Recreational vehicles and boats may not be used for the storage of goods, materials, or equipment other than those items which pertain to the use of the vehicle.

#### C. Parking Requirements.

1. No motor vehicle as defined by section 60-301 of Nebraska State Statutes (or boat, camper or trailer in excess of 15 feet in length or 10 feet in height) shall be parked in the front, side or rear yard of any lot

- zoned residential except on paved driveways or other hard surfaced areas as designed and provided for in Article 2; provided that:
- a. Motor vehicles, boats, campers, trailers or any combination thereof not exceeding two may be parked in the side or rear yard of lots zoned residential provided they are parked on a hard surface and are not within any sidewalk or street right-of-way areas. A camper or boat situated on a trailer shall be considered as one vehicle.
  - b. Boats, campers, trailers or any combination thereof not exceeding two may be parked in the front paved driveways of lots zoned residential from April through October, provided they are not within any sidewalk or street right-of-way areas.
  - c. Boats, campers, trailers or any combination thereof not exceeding two may be parked in the front paved driveways of lots zoned residential from November through March for a period not to exceed 72 hours, provided they are not within any sidewalk or street right-of-way areas.
  - d. Said boats, campers and trailers together with accessory structures shall not occupy more than thirty-five percent of the required yard.
  - e. Permeable interlocking pavers installed upon an aggregate setting bed with infiltration opening filler aggregate, edge restraint, and weed-inhibiting geotextile fabric may be utilized for the parking areas of motor vehicles, boats, campers, trailers or any combination thereof, as allowed by this section, in rear and side yards.
  - f. Any motor vehicle, boat, camper or trailer parked, stored or kept in violation of the provisions hereof may be removed by the City. All towing, storage and other costs of removal pursuant to this section shall be solely at the expense of the owner of the premises from which the vehicle, boat, camper or trailer is situated, and if the owner is different than the occupier of the premises, then both owner and occupier shall be jointly and severally liable. In addition, the City, upon certifying the same to the county treasurer, shall have a lien against the premises in the full amount of such removal costs, together with interest at the highest legal rate that the City is authorized by law to collect on special assessments.
2. There shall be no more than two vehicles displayed for private sale at any time on any residential lot. The display of vehicles for sale both commercially and privately within any other district shall require the appropriate permits.