



ASHLAND PLANNING COMMISSION REGULAR MEETING March 30th 2023

A regular meeting of the Ashland Planning Commission was held on the 30th day of March, 2023 at 7:00 p.m. at the Ashland City Hall, 2304 Silver Street, Ashland NE.

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

Staff Present: Bill Krejci

Others Present: Mike Cerny, Susan Cerny, Ron Styskal, and Cindy Danahy.

Notice of the public hearings was published in the Ashland Gazette on March 16, 2023. Notice of the meeting was published in the Ashland Gazette on March 23, 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 December 13th, 2022 meeting at 7:05 p.m.

Discussion: None.

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

Crisler opened a Public Hearing for amending Comprehensive Plan Future Land Use Map and Official Zoning Map Permit #23-009 Ordinance 1220 changing use from R3 to B1 on Pt Lot 11-12 Blk 15 Deans Addition in the City of Ashland, located approximately at 843 Hwy 6, Ashland NE. 7:05 pm

Krejci explained the process on changing zoning. Mike Cerny spoke about his request for the change. Discussion about past uses of that property ensued. Cerny explained his plans for the building and how the lot layout would look. Discussion about the 8th street plat that runs next to the property ensued.

Danahy made the motion seconded by Mollhoff to close Public Hearing for amending Comprehensive Plan Future Land Use Map and Official Zoning Map Permit #23-009 Ordinance 1220.

Discussion: None.

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

A motion was made by Mollhoff and seconded by Danahy to approve amending Comprehensive Plan Future Land Use Map and Official Zoning Map, Permit #23-009, Ordinance 1220 at 7:18 p.m.

Discussion: None.

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

Crisler opened a Public Hearing for Text Change Permit #23-010 Ordinance 1218, Amendment regulations that apply to Accessory and/or Structures in TA, RE, R1, R2, R3, and RT Districts at 7:19 pm.

Krejci explained this change is about lot coverage, accessory buildings and structures to declare that structure and building are the same in all districts. Mollhoff asked about the definitions and what is considered a structure verses a building, Krejci read the definitions. Discussion on how a swimming pool would be considered or defined ensued then discussion moved to what someone can have in their yard. Whitehead suggested that defining swimming pool specifically and how it's coverage would be determined. Krejci read the current definition of pool. Discussion ensued about how define pool and how it should be amended in the code possibly has a use. A suggestion was made to table for further clarification.

A motion was made by Mollhoff and seconded by Wilson to close the Public Hearing for Text Change Permit #23-010 Ordinance 1218.

Discussion: None.

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

Crisler asked for consideration of Text Change Permit #23-010 Ordinance 1218, a motion to table was made by Mollhoff and seconded by Wilson at 7:40 p.m.

Discussion: None.

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

Crisler opened a Public Hearing Street Vacation #23-015 Ordinance 1219 Public Street Vacation, vacate part of Cedar Street East of 6th Street to 4th Street, all of 5th Street from Cedar St to Dale St, vacate all of 4th Street from Birch to Grove Street, vacate alley way in Block 6 Beetison's Addition at 7:42 pm.

Krejci explained that Brain Curry purchased the entire block in that area. Krejci showed a map of the area. Krejci explained thru research done by office staff there was no record of 4th St being vacated, discussion about what has and has not been vacated in that area. A question was raised about notifying neighbors to the property, a suggestion was made to send certified letters to them.

A motion was made by Mollhoff and seconded by Danahy to close the Public Hearing on Street Vacation #23-015 Ordinance 1219.

Discussion: None.

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

Crisler asked for consideration of the Public Hearing Street Vacation #23-015 Ordinance 1219 Public Street Vacation, a motion was made by Wilson and seconded by Chudomelka to approve Street Vacation #23-015 Ordinance 1219 and send certified letters to neighboring land owners prior to the council meeting motion made at 7:56 p.m.

Discussion: None.

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

Administrative reports were reviewed. Krejci stated building permits are currently slow because there are really no buildable lots.

Crisler opened the Meeting for Public Comments. 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.

Ron Styskal spoke about his concerns with the work happening on the East side of town and his concerns about the old infrastructure.

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

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

Meeting adjourned at 8:00 pm.

Respectfully Submitted,



Bill Krejci