



## **ASHLAND PLANNING COMMISSION REGULAR MEETING June 26, 2025**

A regular meeting of the Ashland Planning Commission was held on the 26<sup>th</sup> day of June 2025 at 7:00 p.m. at the Ashland City Hall, 2304 Silver Street, Ashland NE.

Members Present: Bob Crisler, Dan Chudomelka, Jamie Wilson, Janese Mollhoff, Sarah Hollman, and Thomas Danahy.

Staff Present: Bill Krejci

Others Present: Jeff Goodman, Scott Osterhaus, Marilyn Wright, Shirley Niemeyer.

Notice of the public hearings was published in the Ashland Gazette on June 13, 2025. All proceedings hereafter shown were taken while the convened meeting was open to the public.

Crisler called the meeting to order at 7:02 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.

Crisler asked if there were any questions or comments about last month's minutes.

Motion by Chudomelka seconded by Hollman, to approve the minutes of the May 29, 2025, meeting, at 7:04 p.m.

Roll Call: Crisler- Aye, Chudomelka- Aye, Wilson- Aye, Mollhoff- Aye, Hollman- Aye, Danahy- Aye.  
Motion Passed

Crisler began to open the Public Hearing for Conditional Use Permit #25-045 and Krejci commented that permit #25-045 and #25-046 were tabled by the Historic preservation committee so no action needs to be taken on these at this time.

Crisler then opened Public Hearing for Conditional Use Permit #25-071 for Domestic Kennel. The property is located at 607 N 21<sup>st</sup> Street, Ashland NE at 7:05pm.

Krejci commented that all necessary requirements have been met.

A motion was made by Chudomelka seconded by Mollhoff to close the public hearing.

Roll Call: Crisler- Aye, Chudomelka- Aye, Wilson- Aye, Mollhoff- Aye, Hollman- Aye, Danahy- Aye.  
Motion Passed

A motion for the recommendation of Conditional Use Permit #25-071 for Domestic Kennel permit at 607 N 21<sup>st</sup> Street was made by Chudomelka seconded by Mollhoff at 7:06pm.

Roll Call: Crisler- Aye, Chudomelka- Aye, Wilson- Aye, Mollhoff- Aye, Hollman- Aye, Danahy- Aye.  
Motion Passed

Crisler opened Public Hearing for Conditional Use Permit #25-072 for Domestic Kennel. The property is located at 1902 Clay Street, Ashland NE at 7:07pm.

Krejci commented that all necessary requirements have been met.

A motion was made by Chudomelka seconded by Danahy to close the public hearing.

Roll Call: Crisler- Aye, Chudomelka- Aye, Wilson- Aye, Mollhoff- Aye, Hollman- Aye, Danahy- Aye.  
Motion Passed

A motion for the recommendation of Conditional Use Permit #25-072 for Domestic Kennel permit at 1902 Clay Street was made by Mollhoff and seconded by Danahy at 7:07pm.

Roll Call: Crisler- Aye, Chudomelka- Aye, Wilson- Aye, Mollhoff- Aye, Hollman- Aye, Danahy- Aye.  
Motion Passed

Crisler opened Public Hearing for Conditional Use Permit #25-073 for Domestic Kennel. The property is located at 508 N 27<sup>th</sup> Street, Ashland NE at 7:08pm.

Krejci commented that all necessary requirements have been met.

A motion was made by Crisler seconded by Mollhoff to close the public hearing.

Roll Call: Crisler- Aye, Chudomelka- Aye, Wilson- Aye, Mollhoff- Aye, Hollman- Aye, Danahy- Aye.  
Motion Passed

A motion for the recommendation of Conditional Use Permit #25-073 for Domestic Kennel permit at 508 N 27<sup>th</sup> Street was made by Chudomelka and seconded by Mollhoff at 7:09pm.

Roll Call: Crisler- Aye, Chudomelka- Aye, Wilson- Aye, Mollhoff- Aye, Hollman- Aye, Danahy- Aye.  
Motion Passed

Crisler opened Public Hearing for Conditional Use Permit #25-076 for Domestic Kennel. The property is located at 1375 S 9<sup>th</sup> Ave, Ashland NE at 7:10pm.

Krejci commented that all necessary requirements have been met.

A motion was made by Chudomelka seconded by Mollhoff to close the public hearing.

Roll Call: Crisler- Aye, Chudomelka- Aye, Wilson- Aye, Mollhoff- Aye, Hollman- Aye, Danahy- Aye.  
Motion Passed

A motion for the recommendation of Conditional Use Permit #25-076 for Domestic Kennel permit at 1375 S 9<sup>th</sup> Ave was made by Chudomelka seconded by Mollhoff at 7:11pm.

Roll Call: Crisler- Aye, Chudomelka- Aye, Wilson- Aye, Mollhoff- Aye, Hollman- Aye, Danahy- Aye.  
Motion Passed

Crisler opened Public Hearing for Conditional Use Permit #25-080 for Domestic Kennel. The property is located at 1525 Ash St, Ashland NE at 7:11pm.

Krejci commented that all necessary requirements have been met.

A motion was made by Chudomelka seconded by Mollhoff to close the public hearing.

Roll Call: Crisler- Aye, Chudomelka- Aye, Wilson- Aye, Mollhoff- Aye, Hollman- Aye, Danahy- Aye.  
Motion Passed

A motion for the recommendation of Conditional Use Permit #25-080 for Domestic Kennel permit at 1525 Ash St was made by Mollhoff and seconded by Danahy at 7:12pm.

Roll Call: Crisler- Aye, Chudomelka- Aye, Wilson- Aye, Mollhoff- Aye, Hollman- Aye, Danahy- Aye.  
Motion Passed

Crisler opened Public Hearing for Conditional Use Permit #25-085 for operation of Agriculture Retail Business. The property is located at 2242 Silver Street Ashland NE at 7:13pm.

Jeff Goodman spoke about his request to temporarily move his business to this location. Goodman explained how his business works and the need for this change. Krejci commented that this location had been AG in the past, but the grandfathered use had lapsed and now needs to operate with a conditional permit.

A motion was made by Chudomelka seconded by Wilson to close the public hearing.

Roll Call: Crisler- Aye, Chudomelka- Aye, Wilson- Aye, Mollhoff- Aye, Hollman- Aye, Danahy- Aye.  
Motion Passed

A motion for the recommendation of Conditional Use Permit #25-085 for operation of Agriculture Retail Business at 2242 Silver Street was made by Chudomelka and seconded by Wilson at 7:15pm.

Roll Call: Crisler- Aye, Chudomelka- Aye, Wilson- Aye, Mollhoff- Aye, Hollman- Aye, Danahy- Aye.  
Motion Passed

Crisler opened Public Hearing for Conditional Use Permit #25-086 placing a temporary Con-ex on property. The property is located at 1700 Furnas Street, Ashland NE at 7:17pm.

Krejci explained that the nursing home has had a con-ex box on site that has not been permitted. Discussion about the use of these for storage ensued. Krejci explained that it's unknown how long it's been there. Krejci commented that during the upcoming comprehensive plan and regulation review things like this can be addressed. Shirley Niemeyer commented about her concerns about the use of these, and that she agrees these need to be reviewed.

A motion was made by Mollhoff seconded by Wilson to close the public hearing.

Roll Call: Crisler- Aye, Chudomelka- Aye, Wilson- Aye, Mollhoff- Aye, Hollman- Aye, Danahy- Aye.  
Motion Passed

A motion for the recommendation with the stipulation that it is temporary and that the con-ex is painted to match existing buildings of Conditional Use Permit #25-086 for placing a temporary Con-ex on property was made by Mollhoff and seconded by Danahy at 7:29pm.

Roll Call: Crisler- Aye, Chudomelka- Aye, Wilson- Aye, Mollhoff- Aye, Hollman- Aye, Danahy- Aye.  
Motion Passed

Crisler opened Public Hearing for Conditional Use Permit #25-087 for Domestic Kennel. The property is located at 1717 Euclid Street, Ashland NE at 7:31pm.

Krejci commented that all necessary requirements have been met.

A motion was made by Chudomelka seconded by Mollhoff to close the public hearing.

Roll Call: Crisler- Aye, Chudomelka- Aye, Wilson- Aye, Mollhoff- Aye, Hollman- Aye, Danahy- Aye.  
Motion Passed

A motion for the recommendation of Conditional Use Permit #25-087 for Domestic Kennel was made by Chudomelka seconded by Danahy at 7:32pm.

Roll Call: Crisler- Aye, Chudomelka- Aye, Wilson- Aye, Mollhoff- Aye, Hollman- Aye, Danahy- Aye.  
Motion Passed

Crisler opened Public Hearing for Subdivision Application #25-093 for Whitetail Estates IV Addition. The property is located along the east side of Whitetail Estates in the E 1/2 NW1/4 Section 12, Township 12 Range 9 East. Ashland NE at 7:33pm.

Scott Osterhaus with Olson's explained this is the next to the last phase for Whitetail, which completes 7<sup>th</sup> Street and is planned for 22 lots. Scott explained that Street, water and sewer will be extended through this area. Drainage for the area was discussed that everything will go where it's currently going. Krejci showed maps of how this area fits in with the existing properties. He explained what phase 5 will consist of in the future and stated that this phase will affect the acreages. Marilyn Wright asked about how this would affect her and her neighbor's properties, Scott explained eventually things will move that way.

A motion was made by Chudomelka seconded by Danahy to close the public hearing.

Roll Call: Crisler- Aye, Chudomelka- Aye, Wilson- Aye, Mollhoff- Aye, Hollman- Aye, Danahy- Aye.  
Motion Passed

A motion for the recommendation of Subdivision Application #25-093. was made by Chudomelka seconded by Danahy at 7:50pm.

Roll Call: Crisler- Aye, Chudomelka- Aye, Wilson- Aye, Mollhoff- Aye, Hollman- Aye, Danahy- Aye.  
Motion Passed

Discuss the way that Domestic Kennel permits are issued at 7:50pm.

Krejci explained he is looking for guidance on how we should deal with these in the future. Discussion about what our dangerous dog policies are and if that should be considered. Krejci explained the current regulations. Discussion about what the number of allowed dogs with a regular permit should be. Mollhoff asked to get information from professionals on their recommendations.

Review of the Administrator's report at 8:05 p.m.

Krejci provided the report for May to review. Krejci stated he is very busy. Discussion about various permits ensued.

Public Comment: Public comments may be heard from individuals present. Public comments are limited to five minutes per individual. No action will be taken on these matters as no comments will be made by the Commission.

Shirley Niemeyer spoke about her concern about noise made trucks and motorcycles downtown and that quiet zones should be established.

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

Roll Call: Crisler- Aye, Chudomelka- Aye, Wilson- Aye, Mollhoff- Aye, Hollman- Aye, Danahy- Aye.  
Motion Passed

Meeting adjourned at 8:23 pm.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Bill Krejci", with a vertical line drawn below the name.

Bill Krejci