



ASHLAND PLANNING COMMISSION REGULAR MEETING July 31, 2025

A regular meeting of the Ashland Planning Commission was held on the 31st day of July 2025 at 7:00 p.m. at the Ashland City Hall, 2304 Silver Street, Ashland NE.

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

Staff Present: Bill Krejci

Others Present: Derek Zimmerman

Notice of the public hearings was published in the Ashland Gazette on July 18, 2025. All proceedings shown hereafter were taken while the convened meeting was open to the public.

Crisler called the meeting to order at 7:04 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 Mollhoff seconded by Hollman, to approve the minutes of the June 26, 2025, meeting, at 7:05 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 #25-046 for a Painted Mural on the north side of the building. The property is located at 101 N 14th, Ashland NE. at 7:06p.m.

Krejci comment that this was just presented to the Historical Preservation committee and that it had previously been tabled by them. Krejci explained the cleaning process that had been discussed, and that the grant money could not be used for care of the building.

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

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

Motion by Mollhoff to recommend as set by the Historic Preservation Committee seconded by Chudomelka, to approve Conditional Use Permit #25-046 for a Painted Mural on the north side of the building at 101 N 14th, at 7:09 p.m.

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

Crisler opened Discussion on the way that Domestic Kennel permits are issued at 7:10pm.

Krejci explained he sent our requests for information from Veterinarians and Cities, and the responses were mixed, stating he include that information in their packets. Discussion ensued about the number of dogs. Krejci explained that one of the reasons for this is to eliminate the domestic kennel permit which requires a conditional use permit and move it to be taken care of administratively. Discussion about what other cities do ensued. Krejci said he would be drafting up the proposed regulation for 3 dogs to review and discuss it with the city attorney and that next month the proposed ordinance can be reviewed.

Crisler opened Discussion on the way pools are calculated as part of lot coverage and if it should change are issued at 7:30pm.

Krejci explained the reason for this and how the calculations work. Current regulations have a pool listed has an accessory structure. He also talked about what other communities do. Discussion about issues Krejci has run into with this situation. Derek Zimmerman, attorney with Baylor Evnen Wolfe & Tannehill, LLP out of Lincoln, states he has been retained by Mary Boulas 502 N 12th regarding a pool they would like to have. Zimmerman spoke about their .4-acre lot with a detached garage. Krejci provided a street view for everyone. Zimmerman explained that because of how things are situated on the lot makes attaching the garage to the house difficult. Zimmerman said he was in attendance just to recommend that this regulation be reviewed. Krejci spoke about how other communities handle this and that some do it with a sliding scale that ultimately takes the individual lot into consideration, and some base it on a lot of coverage calculation. Mollhoff asked about not considering the pool as a structure, Krejci stated that is an option. Concerns about above ground pools verses inground pools ensued and how to define them. Krejci stated he would be putting together items to review for this.

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

Krejci provided the report for June to review. Krejci stated he's seeing permits now for Icehouse and Courtyards in Iron Horse.

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.

No Comments

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

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

Meeting adjourned at 8:08 pm.

Respectfully Submitted,

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

Bill Krejci