



**ASHLAND PLANNING COMMISSION  
REGULAR MEETING  
September 25<sup>th</sup>, 2025**

A regular meeting of the Ashland Planning Commission was held on the 25<sup>th</sup> day of September 2025 at 7:00 p.m. at the Ashland City Hall, 2304 Silver Street, Ashland NE.

Members' Present: Bob Crisler, Jamie Wilson, Janese Mollhoff, Sarah Hollman

Staff Present: Bill Krejci

Others Present: Carol Clough, Mike Nemitz

Notice of the public hearings was published in the Ashland Gazette on September 12, 2025. All proceedings shown hereafter were taken while the convened meeting was open to the public.

Crisler called the meeting to order at 7:06 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 August 28, 2025, meeting, at 7:08 p.m.

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

Crisler opened the Public Hearing for Conditional Use Permit #25-045 for a Painted Mural north side of building. The property is located at 133 N 14<sup>th</sup> Street, at 7:08 p.m.

Carol Clough, a member of the Flora Board, spoke about mural design and artists.

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

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

Motion by Mollhoff to recommend approval of Conditional Use Permit #25-045 and that it includes the recommendation from the historical preservation committee seconded by Crisler, at 7:24 p.m.

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

Crisler opened the Public Hearing for Permit #25-132 Ordinance 1251. Change the way pools are counted as accessory use at 7:18 p.m.

Krejci commented that this ordinance is based on the discussion at the last meeting. Mollhoff commented that represents what was discussed well.

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

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

Motion by Mollhoff to recommend seconded by Wilson, to recommend for approval Permit #25-132 Ordinance 1251 text change at 7:27 p.m.

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

Crisler opened the Public Hearing for PUD Amendment Permit #25-147 Ordinance 1254. Change the PUD to allow for inground pools on the individual lots at the Courtyards @ Iron Horse. at 7:27 p.m.

Nathan Grube stated he was there as a representative of the developer. Krejci comment that in the original PUD a clubhouse with a pool was planned but once the lots became available people started to inquire about pools in the backyards. Krejci explained that the only thing changing is the rules set in the original PUD and that it does not affect city zoning.

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

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

Motion by Mollhoff seconded by Wilson, to recommend approval PUD Amendment Permit #25-147 Ordinance 1254 at 7:34 p.m.

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

Crisler opened Discussion on Accessory Structure maximum square footage allowed at 7:55p.m.

Mike Nemitz 2241 Dawes St. spoke about a letter he received about his shed being out of compliance with city regulations. Nemitz stated that not being a permanent structure he did not think there would be a problem. Krejci explained the issues with the shed placement and that he has already maxed out the size allowed for an accessory structure with his detached garage. Discussion ensued about the property and possible options.

Review of the Administrator's report at 7:55 p.m.

Krejci provided the report for August to review.

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 Mollhoff, seconded by Wilson to adjourn meeting.

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

Meeting adjourned at 7:58 pm.

Respectfully Submitted,



Bill Krejci