



ASHLAND PLANNING COMMISSION REGULAR MEETING January 30, 2025

A regular meeting of the Ashland Planning Commission was held on the 30th day of January 2025 at 7:00 p.m. at the Ashland City Hall, 2304 Silver Street, Ashland NE.

Members Present: Dan Chudomelka, Doug Whitehead, Jamie Wilson, and Thomas Danahy.

Staff Present: Bill Krejci

Others Present: Matt Treadway

Notice of the public hearings was published in the Ashland Gazette on January 17, 2025. Notice of the meeting was published in the Ashland Gazette on January 24, 2025. All proceedings shown hereafter were taken while the convened meeting was open to the public.

Crisler called the meeting to order at 7:09 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 Danahy, to approve the minutes of October 28th, 2024, at 7:11 p.m.

Roll Call: Bob Crisler- Aye, Dan Chudomelka- Aye, Doug Whitehead- Aye, Danahy- Aye.
Motion Passed

Crisler opened a Public Hearing for Conditional Use Permit #24-202 at 7:12 pm. The applicant is requesting to construct and operate private grass runway located Pt NW1/4 NE1/4, Pt NE1/4 NE1/4, Pt SE1/4 NE1/4 Sec 34-13-9. Property is located East of old railroad tracks between Bluejay Way and County Rd A.

Matt Treadway spoke about his request for a grass runway. Treadway explained his dedicated flight path plan which is wind direction dependent and that it would avoid travel to the east over the schools. Crisler asked about the hours of operation, Treadway stated daylight hours only. Krejci showed a map of the area, discussion ensued about the layout of the area. Discussion moved to future development in the area. Whitehead asked about intended use, Treadway stated the main use is for his private enjoyment, but it would also be used for his business "Treadway Ag" for a short 3-week period in July/August with as many as 10 flights a day during part of that time.

Treadway commented that he did not have plans for a hangar at this time but noted that in the future he might consider building a hangar. Concern about the housing developments in the area. Discussion about how a conditional permit works ensued and possible conditions to be set for this permit. Discussion changed to keeping personal and commercial use separate conditions and setting times for the reviews of the conditional use permit.

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

Roll Call: Bob Crisler- Aye, Dan Chudomelka- Aye, Doug Whitehead- Aye, Danahy- Aye.
Motion Passed

A motion for the recommendation of Conditional Use Permit #24-202 with the conditions separating the private and commercial uses. Condition for commercial use: review at 2, 5 and 10 years and/or at annexation of adjacent property. Conditions for private use: review at 10 years and/or annexation of adjacent property, was made by Danahy and seconded by Crisler at 8:12pm.

Roll Call: Bob Crisler- Aye, Dan Chudomelka- Aye, Doug Whitehead- Aye, Danahy- Aye.
Motion Passed

Crisler opened Public Hearing for Street Vacation Permit #25-002 Ordinance 1244. Vacation of 7th Street between Silver and North Boundary of Blk 1 & 2 Stambaugh's Addition, Vacation of Adams Street between 8th Street and the East Boundary of Stambaugh's Addition, Vacation of Alley in Blk 13 Stambaugh's Addition and Vacation of Alley on the East Boundary along Blk 1 & 14 of Stambaugh's Addition at 8:13pm.

Krejci explained the purpose for this request is to clean up map descriptions for the Lincoln water works project and the eventual sale of the ground to Lincoln water.

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

Roll Call: Bob Crisler- Aye, Dan Chudomelka- Aye, Doug Whitehead- Aye, Danahy- Aye.
Motion Passed

A motion for the recommendation of Conditional Use Permit #25-002 Ordinance 1244 as submitted was made by Crisler and seconded by Danahy at 8.17pm.

Roll Call: Bob Crisler- Aye, Dan Chudomelka- Aye, Doug Whitehead- Aye, Danahy- Aye.
Motion Passed

Review of the Administrator's report at 8:18 p.m.

Crisler opened the meeting to 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 made.

A motion by Danahy, seconded by Crisler to adjourn meeting at 8:21 pm.

Roll Call: Bob Crisler- Aye, Dan Chudomelka- Aye, Doug Whitehead- Aye, Danahy- Aye.
Motion Passed

Meeting adjourned at 8:21 pm.

Respectfully Submitted,

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

Bill Krejci