



**ASHLAND PLANNING COMMISSION
REGULAR MEETING
May 30, 2024**

A regular meeting of the Ashland Planning Commission was held on the 30th day of May 2024 at 7:00 p.m. at the Ashland City Hall, 2304 Silver Street, Ashland NE.

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

Staff Present: Bill Krejci

Others Present: Kyle Bordousky, Bob Luebbe

Notice of the public hearings was published in the Ashland Gazette on May 17, 2024. Notice of the meeting was published in the Ashland Gazette on May 24, 2024. 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.

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

Motion by Chudomelka seconded by Mollhoff, to approve the minutes of the March 28th, 2024, at 7:01 p.m.

Roll Call: Bob Crisler-Aye, Dan Chudomelka-Aye, Janece Mollhoff-Aye, Sarah Hollman-Aye, Thomas Danahy-Aye. Motion Passed

Crisler opened a Public Hearing for Conditional Use Permit #24-064. Requesting to change the length of stay from 14 days to 30 days at 7:01 p.m.

Crisler asked Bob Luebbe to speak about his request. Luebbe gave a history on the camp ground and how he feels the last 5 years have gone, stating that the camp ground has good google reviews. Luebbe went on to explain the reasoning on the initial 14-day limit and explain why the longer 30-day stay would be beneficial to his client tell. Luebbe asked if anyone had questions, Crisler asked if there had been any issues with the limit. Luebbe stated his web site currently only allows a 14-day booking. Crisler asked if there was anything in the zoning that would prohibit the extension, Krejci explained the limit was set with the conditional use permit. Discussion on the need for a limit ensued. Luebbe explained that most of the campers are weekenders so not every lot would be long stays.

Crisler asked if anyone else had comments, hearing none asked for a motion to close the public hearing, Motion by Chudomelka seconded by Mollhoff.

Roll Call: Bob Crisler-Aye, Dan Chudomelka-Aye, Janece Mollhoff-Aye, Sarah Hollman-Aye, Thomas Danahy-Aye. Motion Passed

Crisler asked for the consideration recommendation of Conditional Use Permit #24-064 at 7:15 p.m.

Motion by Chudomelka to recommend approval of all the change to 30 days brought forward by Conditional Use Permit #24-064, seconded by Crisler.

Roll Call: Bob Crisler-Aye, Dan Chudomelka-Aye, Janece Mollhoff-Aye, Sarah Hollman-Aye, Thomas Danahy-Aye. Motion Passed

Crisler opened a Public Hearing for Change Future Land Use Map Permit #24-065 Ordinance 1235. Change Future Land Use Zoning from, RT to GC. Approximate location of property is the west side of 21st Street north of Ash Street at 7:16 p.m.

Crisler asked who wanted to speak about this request. Kyle Bordousky spoke about an auto shop he would like to put in that location. Krejci showed a map of the area being requested and the areas around it were discussed. Bordousky stated he planned to clear the lot and build a shop. Crisler asked if anyone else had comments, hearing none asked for a motion to close the public hearing.

Motion by Chudomelka seconded by Mollhoff to close the public hearing.

Roll Call: Bob Crisler-Aye, Dan Chudomelka-Aye, Janece Mollhoff-Aye, Sarah Hollman-Aye, Thomas Danahy-Aye. Motion Passed

Crisler asked for the consideration recommendation to Change Future Land Use Zoning from, RT to GC at 7:24 p.m.

Motion by Mollhoff to recommend approval to Change Future Land Use Zoning from, RT to GC, seconded by Chudomelka at 7:25 p.m.

Roll Call: Bob Crisler-Aye, Dan Chudomelka-Aye, Janece Mollhoff-Aye, Sarah Hollman-Aye, Thomas Danahy-Aye. Motion Passed

Crisler opened a Public Hearing to now Change the Official Zoning Map permit #24-065 Ordinance 1235. Change Future Land Use Zoning from, RT to B1. Approximate location of property is the west side of 21st Street north of Ash Street at 7:25 p.m.

Chudomelka comment the no further discission was needed and motioned to close the public hearing it was seconded by Mollhoff at 7:25 p.m.

Roll Call: Bob Crisler- Aye, Dan Chudomelka- Aye, Janece Mollhoff- Aye, Sarah Hollman-Aye, Thomas Danahy- Aye. Motion Passed

Crisler asked for a recommendation to Change the Official Zoning Map permit #24-065 Ordinance 1235. Change Future Land Use Zoning from, RT to B1, a motion by Chudomelka seconded by Mollhoff to recommend approval at 7:27 p.m.

Roll Call: Bob Crisler-Aye, Dan Chudomelka-Aye, Janece Mollhoff-Aye, Sarah Hollman-Aye, Thomas Danahy-Aye. Motion Passed

Crisler opened a Public Hearing for Conditional Use Permit #24-066 requesting to operate an auto repair garage. Approximate location of property is the west side of 21st Street north of Ash Street at 7:26 p.m.

Crisler asked if anyone wished to speak, Chudomelka moved to close public hearing seconded by Mollhoff.

Roll Call: Bob Crisler-Aye, Dan Chudomelka-Aye, Janece Mollhoff-Aye, Sarah Hollman-Aye, Thomas Danahy-Aye. Motion Passed

Crisler asked for the recommendation, A motion by Mollhoff to recommend approval of Conditional Use Permit #24-066 to operate an auto repair garage, seconded by Chudomelka at 7:27.

Roll Call: Bob Crisler-Aye, Dan Chudomelka-Aye, Janece Mollhoff-Aye, Sarah Hollman-Aye, Thomas Danahy-Aye. Motion Passed

Chudomelka asked to review the Administrator's report at 7:28 p.m. Krejci stated things have gotten busy, lots of roofs and new construction. Discussion about final phase of Whitetail was discussed, Krejci said it should happen later this year. Crisler said that pedestrians crossing the highway needs to be addressed and the tunnel under the railroad, Krejci told the commission that a federal grant was approved for repair to the tunnel area and discussion ensued about the area. Krejci said that planning for updating the comprehensive plan is underway and these things will be looked at then.

Crisler opened the floor to Public Comment: Public comments may be heard from individuals present. 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.

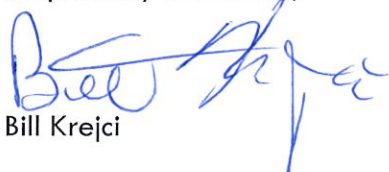
No comments made.

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

Roll Call: Bob Crisler-Aye, Dan Chudomelka-Aye, Janece Mollhoff-Aye, Sarah Hollman-Aye, Thomas Danahy-Aye. Motion Passed

Meeting adjourned at 7:44 pm.

Respectfully Submitted,


Bill Krejci