ADAMS COUNTY PLANNING & ZONING COMMISSION
500 N. DENVER AVENUE
HASTINGS, NEBRASKA 68901

AGENDA

1. Call to Order – This meeting is being recorded
2. Location of ‘Open Meetings Law’ literature
3. Roll Call
4. Pledge of Allegiance
5. Special order of business & place Agenda on file
6. Announcement of conflicts of interest
7. Approval of minutes from April 5, 2021.
8. Communications and Appearance request
9. Approval of Claims
10. Old Business –
   Subdivision –
   Tabled Case #21-04.2 Eds Farm Subdivision a tract in the SW ¼ Section 9-T8N-R9W concurrent with the vacation of Phils Forge Subdivision.
11. New Business –
   Subdivision –
   Case #21-05.2 Rempe Acres Subdivision a tract in the SW ¼ Section 22-T6N-R10W
   Public Hearing
   Case #21-05.1 Conditional Use Permit for a Warehouse and Residence in the Mixed Use District (MU) in Lot 2, West Fork North 4th Subdivision.
12. Committee Reports –
    a/ Chairman’s Report–AdHoc
    b/ Staff Report – Lincoln Subdivision – Administrative Plat in Roseland
14. Next regular meeting date – June 7, 2021

MINUTES

The Area Planning Commission met in meeting format on Monday, May 3, 2021 at 6:00 P.M. the Adams County South Wallace Annex Building, 2975 S. Baltimore Avenue, Hastings, Nebraska.

1. Chairperson Rolls, called the meeting to order, and announced that the meeting was being recorded.

2. Chairperson Rolls, announced where the Open Meetings Literature was posted.

3. Roll Call:

   Commissioner:
   Mr. Henrie (P)
   Mr. Lukasiewicz (P)
   Mr. Sidlo (P)
   Mr. Wilson (P)
   Mr. Allen (P)
   Mr. Rolls (P)
   Mr. Hansen (P)
   Ms. Junker (P)
   Ms. Struss (A)

   A quorum was present. Also present, Edwin Gartner, Donna Gartner, Mike Rempe and Tony Herman.

4. The Pledge of Allegiance was led by Chairperson Rolls.

   A Notice of this Meeting was advertised in the Hastings Daily Tribune legal notices and mailed to each Planning Commission member; Supervisor’s representative; Legal Representative; and the Tribune.

5. Special Order of Business – None
6. Announcement of conflict of Interest – None.

7. Allen made a motion to approve the minutes of the April 5, 2021 meeting, Sidlo seconded. Roll Call Vote: Henrie, yes, Lukasiewicz, yes, Junker, yes, Allen, yes, Rolls, yes, Wilson, yes, Hansen, yes, Sidlo, yes, Struss, absent.

8. Communications and appearance requests - None

9. Hansen made a motion to approve the claims, Junker seconded. Roll Call Vote: Henrie, yes, Lukasiewicz, yes, Junker, yes, Allen, yes, Rolls, yes, Wilson, yes, Hansen, yes, Sidlo, yes, Struss, absent.

10. Old Business -

   Subdivision

   Case #21-04.2 Eds Farm Subdivision a tract in the SW ¼ Section 9-T8N-R9W concurrent with the vacation of Phils Forge Subdivision.

   Wilson made a motion to take Case #21-04.2 Eds Farm Subdivision a tract in the SW ¼ Section 9-T8N-R9W concurrent with the vacation of Phils Forge Subdivision off the table for discussion, Hansen seconded. Roll Call Vote: Henrie, yes, Lukasiewicz, yes, Junker, yes, Allen, yes, Rolls, yes, Wilson, yes, Hansen, yes, Sidlo, yes, Struss, absent.

   Mignery read Administrator comments into the record. Edwin and Donna Gartner, 8820 N Baltimore Ave, Hastings, were present to represent plat. Ed stated that they want to tear barn down so pivot can go past there. He stated a couple are planning to buy the property where house out. Bins will also be moved. Ed also stated there would be an easement for the overhang. Wilson asked if they had considered an impact easement to protect farming practice, if the people buying property are not part of the farm. Wilson made a motion to recommend approval of Case #21-04.2 Eds Farm Subdivision a tract in the SW ¼ Section 9-T8N-R9W concurrent with the vacation of Phils Forge Subdivision to the Board of Commissioners, Allen seconded. Roll Call Vote: Henrie, yes, Lukasiewicz, yes, Junker, yes, Allen, yes, Rolls, yes, Wilson, yes, Hansen, yes, Sidlo, yes, Struss, absent.

11. New Business –

   Subdivision

   Case #21-05.2 Rempe Acres Subdivision a tract in the SW ¼ Section 22-T6N-R10W

   Mignery read Administrator comments into the record. Nick Rempe, 12325 S Baltimore, Ayr, was present to represent plat. He stated he works for Mike Anderson and would like to buy tract and move a house on it. Sidlo asked if access would be off of Sundown Road. Rempe stated it would. Sidlo made a motion to recommend approval of Case #21-05.2 Rempe Acres Subdivision to the Board of Commissioners, Hansen seconded. Roll Call Vote: Henrie, yes, Lukasiewicz, yes, Junker, yes, Allen, yes, Rolls, yes, Wilson, yes, Hansen, yes, Sidlo, yes, Struss, absent.

   Public Hearing

   Case #21-05.1 Conditional Use Permit for a Warehouse and Residence in the Mixed-Use District (MU) in Lot 2, West Fork North 4th Subdivision.

   Chairman Rolls opened the public hearing at 6:19.

   Mignery read Administrator comments into the record. No one was present to represent the request. Rolls closed the public hearing at 6:24. Allen made a motion to table Case #21-05.1 Conditional Use Permit for a Warehouse and Residence in the Mixed-Use District (MU) in Lot 2, West Fork North 4th Subdivision, Sidlo seconded. Roll Call Vote: Henrie, yes, Lukasiewicz, yes, Junker, yes, Allen, yes, Rolls, yes, Wilson, yes, Hansen, yes, Sidlo, yes, Struss, absent.

12. Committee Reports

   Chairman’s Report – Adhoc –Dean stated that Adhoc did not meet.

   Staff Report – Mignery presented Lincoln Subdivision an Administrative Plat in Roseland. Mignery provided list of permits for previous month.

   Motion by Wilson to adjourn, Lukasiewicz seconded. All ayes.

13. Next meeting date Monday, June 7, 2021 at 6:00 p.m.