ADAMS COUNTY
PLANNING & ZONING
COMMISSION MEETING

DATE: May 4, 2020
TIME: 6:00 p.m.
LOCATION: Wallace Building and via Zoom
2975 S. Baltimore, Hastings, NE

REGULAR MEETING

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 6, 2020.
8. Communications and Appearance request
9. Approval of Claims
10. Old Business –
11. New Business –
   Subdivision -
   Case #20-05.2 Bohlen 4th Subdivision concurrent with the vacation of Bohlen 3rd Subdivision a Tract in the NW ¼ Section 34-T7N-R9W
   Public Hearing – 6:10
   Case #20-05.1 Conditional Use Permit for Wind Turbine Generating Facility in the S ½ SE ¼ Section 32-T8N-R12W. Withdrawn
12. Committee Reports –
   a/ Chairman’s Report–AdHoc
   b/ Staff Report – NPZA
14. Next regular meeting date – June 1, 2020
Adjourn

MINUTES

The Area Planning Commission met in meeting format on Monday, May 4, 2020 at 6:00 P.M. the Adams County South Wallace Annex Building, 2975 S. Baltimore Avenue, Hastings, Nebraska and via Zoom Meeting.

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

   Legal Representative:
   Michael Stromer (P)

   Staff:
   David Bergin (P)
   Judy Mignery (P)

   A quorum was present. Also present, Tony Hermann.
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. Wilson made a motion to approve the minutes of the April 6, 2020 meeting, Struss seconded.
Roll Call Vote: Henrie, absent, Lukasiewicz, absent, Junker, yes, Allen, yes, Rolls, yes, Wilson, yes, Hansen, yes, Sidlo, absent, Struss, yes.

8. Communications and appearance requests- Mignery reported that a lady had called about the Bohlen 4th Subdivision and was concerned with their plans. Mignery stated that it was a one lot subdivision increasing the size of the existing subdivision.

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

10. Old Business - None

11. New Business – Subdivision
Case #20-05.2 Bohlen 4th Subdivision concurrent with the vacation of Bohlen 3rd Subdivision a Tract in the NW ¼ Section 34-T7N-R9W Mignery read Administrator comments into the record. She also stated that Karissa Bohlen Pinkerman, the owner of Bohlen 3rd Subdivision wanted to increase the size of the Subdivision originally, but Ken Bohlen had said it was fine for now and could be increased in size at a later date, so now wanting to include more of the pivot corner. Junker asked about the notch in the property before the beginning of the curve, if that would give Assessor issues on determining acreage. Mignery did not think so. Mignery also stated that originally the steel building was not included and the original lot line very close to existing well. Allen made a motion to recommend approval of Case #20-05.2, Bohlen 4th Subdivision concurrent with the vacation of Bohlen 3rd Subdivision a Tract in the NW ¼ Section 34-T7N-R9W to the Board of Supervisors, Hansen seconded.
Roll Call Vote: Henrie, absent, Lukasiewicz, absent, Junker, yes, Allen, yes, Rolls, yes, Wilson, yes, Hansen, yes, Sidlo, absent, Struss, yes.

12. Committee Reports
   Chairman’s Report – Adhoc – Dean stated that decided to postpone for now.
   Staff Report – Mignery asked if any comments on NPZA meeting, Wilson stated he liked the presentation by Bobbi Pettit on the Entrance to Wahoo and wondered if Lisa Parnell Rowe had made any comments at ADHOC. Wilson also requested information on apartments in houses. Junker stated the presentation on Well head Protection was excellent and recommended hearing presentation again.

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

13. Next meeting date Monday, June 1, 2020 at 6:00 p.m.