

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 January 6, 2025.
8. Public Comment, Communications and Appearance request
9. Approval of Claims
10. Old Business –
11. New Business –

Subdivision-

Case#25-02.1 -Sod House Farms Subdivision in the SW ¼ Section 33-T6N-R12W

Case#25-02.5 Dan Ground Subdivision in the SE ¼ Section 16-T8N-R11W

Public Hearing- 6:10

Case#25-02.3 – Amend Roseland Comprehensive Plan for Land Use and Rezone West 80.25’ Lots 20, 21, 22, and 23, Block 4 Village of Roseland from R-2 to C-2.

Public Hearing- 6:15

Case#25-02.4 – Amend Holstein Comprehensive Plan for Land Use and Rezone Block 12 and 13, Village of Holstein from R-2 to C-1.

12. Committee Reports –
 - a/ Chairman’s Report–
 - b/ Staff Report –
14. Next regular meeting date – March 3, 2025

MINUTES

The Area Planning Commission met in meeting format on Monday, February 3, 2025 at 6:00 P.M. the Adams County South Wallace Annex Building, 2975 S. Baltimore Avenue, Hastings, Nebraska.

1. Chairperson Wilson, called the meeting to order, and announced that the meeting was being recorded.
2. Chairperson Wilson, announced where the Open Meetings Literature was posted.

3. Roll Call:

Mr. Henrie	(P)	Commissioner:	
Mr. Lukasiewicz	(P)	Michael Stromer	(P)
Mr. Sidlo	(A)		
Mr. Wilson	(P)	Legal Representative:	
Mr. Allen	(A)	Dave Kinkennon	(P)
Ms. Hammer	(A)	Staff:	
Mr. Hansen	(P)	Judy Mignery	(P)
Ms. Junker	(P)		
Ms. Struss	(P)		

A quorum was present. Also present, Evan Jasnowski, JR Ground, and Dave Lewis.

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

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

5. Special Order of Business –

6. Announcement of conflict of Interest – None.

7. Junker made a motion to approve the minutes of the January 6, 2025 meeting, Hansen seconded.
Roll Call Vote: Henrie, yes, Lukasiewicz, yes, Junker, yes, Allen, absent, Wilson, yes, Hammer, absent, Hansen, yes, Sidlo, absent, Struss, yes.

8. Communications and appearance requests –Lael Churchill had sent letter in regard to Rezone in Holstein

9. Junker made a motion to approve the claims, Struss seconded.

Roll Call Vote: Henrie, yes, Lukasiewicz, yes, Junker, yes, Allen, absent, Wilson, yes, Hammer, absent, Hansen, yes, Sidlo, absent, Struss, yes.

10. Old Business –

11. New Business –

Subdivision-

Case#25-02.1 -Sod House Farms Subdivision in the SW ¼ Section 33-T6N-R12W

Mignery read the directors comments into the record. Evan Jasnowski, the surveyor was present to represent the plat. He stated that Belltown Farms owner of the remaining quarter wanted the farm ground in the 5 acre tract so decided to subdivide the residence into a smaller acreage. Hartman will sell the house at a later date. Henrie made a motion to recommend approval of Case#25-02.1 -Sod House Farms Subdivision in the SW ¼ Section 33-T6N-R12W to the Board of Commissioners, Struss, seconded.

Roll Call Vote: Henrie, yes, Lukasiewicz, yes, Junker, yes, Allen, absent, Wilson, yes, Hammer, absent, Hansen, yes, Sidlo, absent, Struss, yes.

Case#25-02.5 Dan Ground Subdivision in the SE ¼ Section 16-T8N-R11W

Mignery read the directors comments into the record. JR Gound, 4940 N Marian Road, Hastings, was present to represent the plat. He wanted to buy the 8 acres to place grain bins on the tract. Hansen asked about the location of the grain bins. Ground stated that they would be to the north of his Uncle’s house, near the railroad tract, so that they would be able to loop trucks around the bins. He also stated that his Uncle Dan would give him first option to buy the tract with house on it in the future. Lukasiewicz made a motion to recommend approval of Case#25-02.5 Dan Ground Subdivision in the SE ¼ Section 16-T8N-R11W to the Board of Commissioners, Hansen, seconded.

Roll Call Vote: Henrie, yes, Lukasiewicz, yes, Junker, yes, Allen, absent, Wilson, yes, Hammer, absent, Hansen, yes, Sidlo, absent, Struss, yes.

Public Hearing

Case#25-02.3 – Amend Roseland Comprehensive Plan for Land Use and Rezone West 80.25’ Lots 20, 21, 22, and 23, Block 4 Village of Roseland from R-2 to C-2.

Wilson opened public hearing at 6:13, Mignery read the directors comments into the record. No one from the Village of Roseland was present to represent the request. Mignery stated that they did apply for a building permit for a shop/storage to place where carport was. This building would house their tractor. Henry asked about the size of building. Mignery stated that it would be the size of current structure only it would extend farther east. Ken thought it was 30’x80’. Wilson closed the public hearing at 6:16. Hansen made a motion to recommend approval of Case#25-02.3 – Amend Roseland Comprehensive Plan for Land Use and Rezone West 80.25’ Lots 20, 21, 22, and 23, Block 4 Village of Roseland from R-2 to C-2 to the Roseland Village Board, Lukasiewicz seconded.

Roll Call Vote: Henrie, yes, Lukasiewicz, yes, Junker, yes, Allen, absent, Wilson, yes, Hammer, absent, Hansen, yes, Sidlo, absent, Struss, yes.

Case#25-02.4 – Amend Holstein Comprehensive Plan for Land Use and Rezone Block 12 and 13, Village of Holstein from R-2 to C-1.

Wilson opened public hearing at 6:20, Mignery read the directors comments into the record. Dave Lewis, 9735 S West Avenue, Holstein, was present to represent the request. He stated that he The property is currently zoned residential and it is too narrow to meet setbacks to build a residence on it. His five-year plan is to place storage units on the property. Mignery had suggested to rezone it highway commercial. Hansen asked about size of units. Lewis stated that they would 10’ sidewall and 10’x20’. Some units 10’x10’. Junker asked what will be done with property until the five-year plan. Lewis stated would remain the same. He keeps the lot mowed and trailers in a line. He has a fence on the property where shop is. He could extend the fence north to highway to separate neighboring property. Wilson stated he was against the rezone. He felt this was spot zoning because there is no Highway Commercial around the property. He felt that this would set a precedence for other rezone requests that fall under spot zoning. Hansen stated that the property is along Highway 74 and Highway Commercial zoning is probably the best use of the land. Lukasiewicz stated that things change and it has been several years ago since the comprehensive plan was created for Holstein, times change and we need to relook at the zoning in areas as things change. Junker stated she was concerned by some of the permitted uses in Highway Commercial district and was not sure if those uses should be next to Residential district. Wilson closed the public hearing at 6:25. Lukasiewicz made a motion to recommend approval of Case#25-02.4 – Amend Holstein Comprehensive Plan for Land Use and Rezone Block 12 and 13,

Village of Holstein from R-2 to C-1 to the Village Board with condition that the fence be continued to the north to north property line, Hansen seconded.

Roll Call Vote: Henrie, no, Lukaszewicz, yes, Junker, no, Allen, absent, Wilson, no, Hammer, absent, Hansen, yes, Sidlo, absent, Struss, no.

Motion failed.

12. Committee Reports

Chairman's Report – None

Staff Report – Mignery presented list of permits for January. She reminded the Commission of upcoming NPZA. Struss reminded all that the City of Hastings have meeting at Airport on Comprehensive Plan Updates on Friday at 8:30 am.

13. Next meeting date Monday, March 3, 2025 at 6:00 p.m.

Motion by Henrie to adjourn, second by Struss, all ayes.