



ASHLAND PLANNING COMMISSION REGULAR MEETING February 27, 2025

A regular meeting of the Ashland Planning Commission was held on the 27th day of February 2025 at 7:00 p.m. at the Ashland City Hall, 2304 Silver Street, Ashland NE.

Members Present: Bob Crisler, Doug Whitehead, Jamie Wilson, Janese Mollhoff, Sarah Hollman, and Thomas Danahy.

Staff Present: Bill Krejci

Others Present: Tom Hollman, Jackson Siemers, Natasha Tupper, Lindsay Raikes and Matt McDaniel.

Notice of the public hearings was posted at i3 Bank, Ashland Post Office and City Hall on February 19, 2025. Notice of the meeting was posted at i3 Bank, Ashland Post Office and City Hall in the Ashland Gazette on February 14, 2025. No Gazette was printed on February 6 and no hearing notices in the February 13th paper. All proceedings shown hereafter were taken while the convened meeting was open to the public.

Crisler called the meeting to order at 7:08 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 Mollhoff seconded by Danahy, to approve the minutes of the January 30th, 2024, at 7:09 p.m.

Roll Call: Crisler-Aye, Whitehead-Aye, Wilson-Aye, Mollhoff-Aye, Hollman-Aye, Danahy-Aye.
Motion Passed

Crisler opened a Public Hearing for Conditional Use Permit #25-006 for a 40' Conex for temporary storage. The property is located at 836 Hwy 6, Ashland NE. at 7:12pm.

Tom Hollman spoke about his business, giving a description of how his business works and the need for having the temporary storage. Krejci stated that this would be an annual review at this location. Hollman stated he plans on painting it the same color as the business and possibly landscape in front of it. Hollman said he is working on plans to improve the area behind his business so that it can be expanded to that area.

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

Roll Call: Crisler-Aye, Whitehead-Aye, Wilson-Aye, Mollhoff-Aye, Hollman-Recuse, Danahy-Aye.
Motion Passed

Crisler asked for motion for the recommendation of Conditional Use Permit #25-006, Mollhoff recommended approval with conditions of painting the storage unit and landscaping, seconded by Crisler at 7:14pm.

Roll Call: Crisler-Aye, Whitehead-Aye, Wilson-Aye, Mollhoff-Aye, Hollman-Recuse, Danahy-Aye.
Motion Passed

Crisler opened Public Hearing for Conditional Use Permit #25-007 for the installation of a door in an existing opening. The property is located at 103 s 14th Street, Ashland NE at 7:14pm.

Jackson Siemers spoke about the existing store front and about adding additional door. Siemers explained that this door would also be an aluminum store front door similar to the other door at 101 S 14th Street and that it would be ADA for the Ice Cream shop as well as the upstairs. Krejci asked if it would have an opener on it, Siemers stated that it would. Whitehead asked about the door swing, discussion ensued about the door swing and if there was a need for egress. Siemers explained that the area is tight on the inside and that this was being done to make more room inside, Siemers showed a floor plan design of the area, discussion ensued. Questions on the need for an easement for an out-swinging door were raised. Krejci said he would look into it.

A motion was made by Hollman seconded by Mollhoff to close the public hearing.

Roll Call: Crisler-Aye, Whitehead-Aye, Wilson-Aye, Mollhoff-Aye, Hollman-Aye, Danahy-Aye.
Motion Passed

A motion for the recommendation of Conditional Use Permit #25-007 as submitted was made by Whitehead and seconded by Mollhoff at 7:30pm.

Roll Call: Crisler-Aye, Whitehead-Aye, Wilson-Aye, Mollhoff-Aye, Hollman-Aye, Danahy-Aye.
Motion Passed

Crisler opened Public Hearing for Conditional Use Permit #25-008 for the operation of a Home Occupation (Tattoo Parlor). The property is located at 704 Elm Street, Ashland NE. at 7:30pm.

Natasha Tupper spoke on her application to locate her business in her modified garage. Tupper said in the future plans to build a building or an addition so that she can eventually move it out of her garage. Tupper explained that she has plenty of parking at her property.

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

Roll Call: Crisler-Aye, Whitehead-Aye, Wilson-Aye, Mollhoff-Aye, Hollman-Aye, Danahy-Aye.
Motion Passed

A motion for the recommendation of Conditional Use Permit #25-008 was made by Mollhoff and seconded by Danahy at 7:35pm.

Roll Call: Crisler-Aye, Whitehead-Aye, Wilson-Aye, Mollhoff-Aye, Hollman-Aye, Danahy-Aye.
Motion Passed

Crisler opened Public Hearing for Zoning Change Permit #25-009 Ord 1245 to change Future Land Use Map and the Official Zoning Map from TA Transitional Agricultural to RE Residential Estate. Property being part of Broken Wheel Subdivision Lots 5 & 6. Addresses being 293 County Road 5 and 609 Ashland Road at 7:35pm.

Matt McDaniel spoke about his request to divide his 10-acre plot, stating he does not need that much land. McDaniel said it would be 4.0, 3.213, and 3.226 acre plots. Discussion about where the location is west of town. Krejci commented that he had a letter stating that 2 additional driveways could be added. Krejci stated that this subdivision had been approved by the county prior to the city annexing and expanding the ETJ area. Krejci stated the county allows 5-acre tracts and that this will be part of the review with the comp plan, hoping to make county and city plans work better together.

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

Roll Call: Crisler-Aye, Whitehead-Aye, Wilson-Aye, Mollhoff-Aye, Hollman-Aye, Danahy-Aye.
Motion Passed

A motion for the recommendation for Zoning Change Permit #25-009 Ord 1245 was made by Mollhoff and seconded by Danahy at 7:44pm.

Roll Call: Crisler-Aye, Whitehead-Aye, Wilson-Aye, Mollhoff-Aye, Hollman-Aye, Danahy-Aye.
Motion Passed

Crisler opened Public Hearing for Conditional Use Permit #25-012 for replacing three (3) windows on the second floor. The property is located at 1410 Silver Street, Ashland NE. at 7:45pm.

Lindsay Raikes spoke about needing to replace the 3 upper windows at her business downtown. Raikes stated she has 2 apartments in that space.

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

Roll Call: Crisler-Aye, Whitehead-Aye, Wilson-Aye, Mollhoff-Aye, Hollman-Aye, Danahy-Aye.
Motion Passed

A motion for the recommendation of Conditional Use Permit #25-012 as approved by historical preservation was made by Mollhoff and seconded by Danahy at 7:48pm.

Roll Call: Crisler-Aye, Whitehead-Aye, Wilson-Aye, Mollhoff-Aye, Hollman-Aye, Danahy-Aye.
Motion Passed

Review of the Administrator's report at 7:49 p.m. Krejci commented permits were slow through January, but permits have begun to come in now. Krejci commented that he has not heard from Whitetail's final phase and that the brewery is coming along.

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.

Shirley Niemeyer commented about our overlay district and stated her concerns about the Hollman project. Krejci reminded her that this is a temporary use and that it has an annual conditional permit review. Niemeyer stated that regulations need to be changed so these aren't allowed.

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

Roll Call: Crisler-Aye, Whitehead-Aye, Wilson-Aye, Mollhoff-Aye, Hollman-Aye, Danahy-Aye.
Motion Passed

Meeting adjourned at 7:54 pm.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Bill Krejci", with a vertical line drawn below the name.

Bill Krejci