



**ASHLAND PLANNING COMMISSION  
REGULAR MEETING  
August 28, 2025**

A regular meeting of the Ashland Planning Commission was held on the 28th day of August 2025 at 7:00 p.m. at the Ashland City Hall, 2304 Silver Street, Ashland NE.

Members Present: Dan Chudomelka, Doug Whitehead, Jamie Wilson, Janece Mollhoff.

Staff Present: Bill Krejci

Others Present: Derek Zimmerman

Notice of the publichearings was posted on August 15, 2025, at Post Office, 13 Bank and City Hall. All proceedings shown hereafter were taken while the convened meeting was open to the public.

Chudomelka called the meeting to order at 7:01 p.m. Roll call was taken, and a quorum was declared.

Pledge of Allegiance

Chudomelka noted that the Open Meetings Act posted on the South wall of the meeting room.

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

Motion by Mollhoff seconded by Wilson, to approve the minutes of the July 31, 2025, meeting, at 7:05 p.m.

Roll Call: Chudomelka- Aye, Whitehead- Aye, Mollhoff- Aye, Wilson- Aye. Motion Passed

Chudomelka opened the Public Hearing for Conditional Use Permit #25-045 for a Painted Mural north side of building. The property is located at 133 N 14<sup>th</sup> Street, at 6:07 p.m.

Krejci commented that the applicant has asked that this be tabled for another month.

Chudomelka opened the PublicHearing for Conditional Use Permit #25-124 for new sign branding. The property is located at 108 S 14<sup>th</sup> Street, at 6:07 p.m.

Krejci spoke on behalf of the applicant, stating also that historical preservation committee approved this to move forward as planned.

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

Roll Call: Chudomelka- Aye, Whitehead- Aye, Mollhoff- Aye, Wilson- Aye. Motion Passed

Motion by Whitehead to recommend seconded by Mollhoff, to approve Conditional Use Permit #25-124 at 7:04 p.m.

Roll Call: Chudomelka- Aye, Whitehead- Aye, Mollhoff- Aye, Wilson- Aye. Motion Passed

Chudomelka opened the Public Hearing for Text Change Permit #25-131 Ordinance 1250. Change Domestic Dog Kennel Standards, at 7:05 p.m.

Krejci stated that this ordinance would remove the domestic dog kennel text from zoning and just permit 3 dogs per detached single-family residence. Wilson confirmed that this does not change the licensing requirement.

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

Roll Call: Chudomelka- Aye, Whitehead- Aye, Mollhoff- Aye, Wilson- Aye. Motion Passed

Motion by Mollhoff to recommend seconded by Chudomelka, to approve Text Change Permit #25-131 Ordinance 1250 at 7:08 p.m.

Roll Call: Chudomelka- Aye, Whitehead- Aye, Mollhoff- Aye, Wilson- Aye. Motion Passed

Chudomelka opened the Public Hearing for Text Change Permit #25-132 Ordinance 1251. Change the way pools are counted as accessory use, at 7:09 p.m.

Derek Zimmerman spoke in support of the new ordinance. Doug Whitehead asked for clarification on how a deck for an above ground pool is classified, discussion ensued. Discussion about whether a pool deck is or should be considered a structure ensued. The definition of pervious vs impervious was discussed on how it relates to a deck. Discussion moved to the need to table this topic for more clarification. Topic Tabled for clarification.

Review of the Administrator's report at 7:32 p.m.

Krejci provided the report for July to review. Krejci stated he's seeing permits now for Icehouse and Courtyards in Iron Horse.

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.

No Comments

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

Roll Call: Chudomelka- Aye, Whitehead- Aye, Mollhoff- Aye, Wilson- Aye. Motion Passed

Meeting adjourned at 8:08 pm.

Respectfully Submitted, ☐

A handwritten signature in blue ink, appearing to read "Bill Krejci", with a stylized flourish at the end.

Bill Krejci