

Minutes of Roca Planning Commission

July 17, 2017

The Roca Planning Commission met on Monday, July 17, 2017 at 6:30 p.m. in the Roca Community Center

The meeting was called to order by Jenni Puchalla at 6:30 p.m. The following members were present: Pat Dessel, Alyssa Evans, Seth Harris, Doug Malone, Dan Meyer, Jenni Puchalla, and Lisa Schmutte. The following members asked to be excused: Marge Shea and Megan Zuver. Also present were Lynn Dittmer from JEO, Tony Potthoff from Constructors Inc., Russ George from NEBCO, Robert C. and Frannie Green, and Michelle Malcom.

NEW BUSINESS

APPROVAL OF MINUTES

The minutes of the June 20, 2017 meeting were given to members in printed form.

A motion was made by Malone and seconded by Meyer to approve the minutes of the June 20, 2017 meeting. Motion carried by acclamation.

Village Update

Puchalla reported both Marge Shea and herself attended the July Board meeting. The Village Board approved their Financial Reports. The water bond is being refinanced. They also approved entering into an agreement with JEO to begin the Main Street Improvement Project with Terracon being the Engineering Company.

Puchalla stated Building Permits are under Village Board changes with the Planning Commission. The Village Board approved the following four Building Permits: Bob Best – Solar Electric System, Coiser – Innovative Homes at The Preserve at Cross Creek, Gibbs – Fence, and Manske – Deck. The Roca Building Administrator has the authority to fine up to \$100 for not getting a Permit for a project.

Roca Ridge requested a SDL for August 26th, but the Village Board denied the application because of the ending time and capacity being too large.

The new water meters have been received and will be installed. Every homeowner is to receive a notice.

Board member Steve Ossowski will receive \$100 a month Stipend to open and close the brush pile gate on Saturdays and monitor the recycling center. The brush pile and recycling sites now have cameras.

Jenni Puchalla stated she requested a stipend for the Planning Commission to review the Zoning Book.

OLD BUSINESS

Tony Potthoff's Request for a Borrow Pit

Tony Potthoff stated the type of job would not change and was hard to tell how often they would be in operation. Typically it would only be a week or two at a time. Of the approximately 80 acres only 12 acres are to be disturbed with the rest of the acreage used for farming. They will be using smaller dump trucks and be on less than two tenth of a mile on gravel. No water will be used in the process. Both Mr. Potthoff and Russ George stated they have no other land in the Roca jurisdiction. The NDEQ permit has to be renewed every five years. At the end of the borrowing, the land is required to be restored to agricultural.

A motion was made by Meyer and seconded by Malone to recommend approval of the Special Permit for a maximum of five years with operating hours from 7 to 7 weekdays and notifying the Village at the end of the project.

A discussion was held.

An amended motion was made by Meyer and seconded by Schmutte to recommend approval of the Special Permit for a maximum of five years with operating hours from 7 to 7 weekdays with a three year review and notifying the Village at the end of the project. Motion carried by acclamation.

NEW BUSINESS

Puchalla stated the Village Board wants to make changes to the Building Permit process. All Building Permits will be sent to the Roca Building Administrator and an Ordinance needs to be written in order for this to happen. The Board wants Building Permits with correct set-backs sent to the Roca Building Administrator and Building Permits with variances will come to the Planning Commission.

The consensus was that the Planning Commission needs a joint meeting with the Village Board to clarify the roles of zoning, variances, and permits. Dessel will send an e-mail request for a joint meeting with the Board to Chris Ibsen and the Village Clerk for the next scheduled Board meeting Monday, August 14th.

Puchalla stated she mentioned at the last Board meeting the Planning Commission is having issues with wedding/lodging venues and zoning.

Puchalla stated she had put up the sign for change of zoning for Chuck and Frannie Green request for rezoning from residential to commercial for additional storage units.

Lynn Dittmer from JEO provided the Planning Commission members with the Nebraska Planning Handbook. She stated Planning Commissions need documents that can be enforced and will visit with Jeff Ray regarding documents the Planning Commission could use. Also she stated attending tonight's meeting has helped her understand how our Planning Commission works and what we are dealing with.

The next scheduled meeting of the Roca Planning Commission will be Thursday, August 17th at 6:30 p.m.

Harris left the meeting at 8:00 p.m.

A motion was made by Meyer and seconded by Malone to adjourn the meeting. Motion carried by acclamation.

There being no further business, the meeting was adjourned at 8:05 p.m.

Respectfully submitted,

Pat Dessel