

Minutes of Roca Planning Commission

March 27, 2018

The Roca Planning Commission met on Tuesday, March 27, 2018 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: Alyssa Bartholomew, Pat Dessel, Seth Harris, Dan Meyer, Jenni Puchalla, Lisa Schmutte, Marge Shea and Megan Zuver. The following member was absent: Doug Malone. Also present: Jeff Funk.

NEW BUSINESS

Approval of Minutes

The minutes of the November 27, 2017 meeting were given to members in printed form.

A motion was made by Meyer and seconded by Harris to approve the minutes of the November 27, 2017 meeting. Motion carried by acclamation.

Jeff Funk

Mr. Funk stated he had entered into a purchase agreement as Robbers Roost, LLC for the three lots at 4300 Main Street. He wants to have the three lots rezoned into four lots and presented a proposal for four single story townhomes with no basements to be sold not rented. Mr. Funk provided a drawing of the proposed townhomes, a copy of City of Lincoln zoning table with the Dwelling, two-family regulations highlighted, and a copy of the May 18, 2009 Village of Roca minutes regarding the variances allowed on the Dave Stanczyk property at E Street and Vine Street. He stated he was under the assumption Roca's zoning was similar to the City of Lincoln's. Also he is looking at the Baker property, but wanted to start on the 4300 Main Street property first.

A discussion was held with Mr. Funk, his proposal, and Roca's regulations. Discussions were held about rezoning, driveway access, and structure positioning. Puchalla informed Mr. Funk the Planning Commission was looking at updating the Bylaws. The Committee assured Mr. Funk that Roca doesn't have City of Lincoln regulations and intends to retain the current setbacks and lot requirements for the new Bylaws. The consensus of the Committee was to wait to schedule a meeting in April until Mr. Funk provided another proposal.

Mr. Funk inquired about receiving a copy of the Planning book. Mr. Meyer provided Mr. Funk his copy of Roca's planning book to make a copy.

OLD BUSINESS

Village Update

Puchalla reported at the February 12th meeting the Village Board approved their Minutes and Financial Reports. They held a Public Hearing on the Six Year Road and Street Plan. The Plan was approved with no public objections. Ordinance 2018-01 creates the Street Improvement District No 2018-1 for the Main Street Project. Approved purchase of new road signs from Trafcon and Jeff Manske will install them. A lease with Verizon for \$24,000 annually for communications equipment was also approved using the new Ordinance the Planning Commission did. A monthly rental rate of \$25 for various meeting groups for the Community Center was approved. A Norris Youth Soccer group were there to discuss a facility and/or field in Roca. Payroll and payroll taxes are now being completed by BMG Accounting at \$100.00 per month with a onetime \$100.00 set-up fee. Old business was the water tower color will remain blue, Gana will clean up the remainder of the burn pile, and the tree trimming project is complete.

Puchalla stated at the March 12th meeting the Board approved the Minutes and Financial Reports. The Village Board approved two payments of \$800.00 each to the BNSF Railway Company for the Roadway Resurfacing Permit and Pipeline Permit. Main Street project bids were reviewed with the lowest bid awarded to Pavers, Inc. from Waverly with a base bid of \$591,256.05 with construction to begin on or before June 25, 2018. At the Street Improvement District Hearing, no one was present nor written objections filed and the Village defined the District for the Main Street Project. The lawn care for the ballpark was awarded to Custom Lawn Care for the 2018 season for \$1,149.04. The Civil Defense siren on Green's property will be relocated onto the Community Center property with Lancaster County being contacted. Jeff Funk presented the Board with a rough sketch of duplexes for 4300 Main Street. Discussions were held about rezoning, driveway access, and structure positioning. Also the Village discussed the foundation on E Street between Locust and Main and the properties located at 4420 Locust, 4401 Locust, and 4425 Locust. The batting cage has been ordered and baseball will begin in April.

Puchalla suggested the entire Committee attend the next Village meeting on April 9th at 7:00 p.m.

NEW BUSINESS

New Bylaws

Puchalla stated Diane informed her the grant for the new Bylaws has expired. The Committee can discuss the Bylaws, but can't pass anything. Meyer asked if it was still the opinion of the community to keep Roca rural in nature. He stated everyone should work together and variances should be decided by the merits of the project. Meyer also suggested the merits of the project and for the good of the community be included in the new Bylaws. The Roca Housing Study lists the type of housing needed as: Single family homes as the main priority, rental while building, single family home rental with 1,000 square feet, three bedroom, one to two baths, and two car garage attached, and any style. Duplexes would be good too, the Village received two to three calls a month looking for rental or housing. Not much market for senior housing because Roca doesn't have many amenities for the aging population. The focus group wanted one to three houses built per year, but not realistic in Roca.

Puchalla stated the need to discuss the new Bylaws, but can't act on them. She thinks the new Draft was taken from either Ashland or Waverly. There is nothing regarding wind turbines, solar panels or tiny houses in the October 2017 Draft.

In the October 2017 Draft, Article 5: Zoning Districts starts on page 53. The Draft has different Districts than the current book. The Draft has: TA – Transitional Agricultural, R – Residential, C-1 – Highway Commercial, C-2 – Downtown Commercial, and I – Light Industrial. Roca's book has: AGX – Exclusive Agricultural, AGR – Agricultural-Rural, R – Single-family Residential, MH – Mobile Home, C – Community Retail, I – Commercial Industrial, and CN – Conservation. A discussion was held regarding the districts. The consensus was to keep AGR and AGX. Also just commercial and no light Industrial.

Page 55 of the Draft has 20 acres and Roca has three acres which may require additional square footage to accommodate water ways. For Agricultural the Draft has 25' front, 15' side, and 20' rear. Roca has 60' front, 25' side, and 50' rear. A discussion was held. The consensus was to retain the current setbacks.

Page 57 of the Draft for Residential has: Lot area: 5,000 square feet, while Roca has 7,000 square feet for Residential and 5,000 square feet for 2-Family. The consensus was to retain Roca's. Roca has for both Residential and 2-Family: 50' wide, 100 feet depth, 25' front, 10' side, and 25' rear. The Draft has: 50' front, 10' side, and 10' rear. A discussion was held. The consensus was to retain Roca's setbacks.

Page 59 of the Draft for Commercial has: 10,000 square feet. The Draft has 100' wide, 30' front, 0 with an * for side, and 20' rear. Roca has 70' wide, 35' front, 25' one side, and 25' rear. The Draft maximum height is 45' and Roca's is 50'. The consensus was to retain Roca's setbacks.

The next meeting of the Roca Planning Commission will be set once Jeff Funk has submitted a new proposal.

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

There being no further business, the meeting was adjourned at 7:47 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Pat Dessel". The signature is written in dark ink and is positioned above the printed name.

Pat Dessel