

**Minutes of Roca Planning Commission
PUBLIC HEARING
October 15, 2018**

The Roca Planning Commission met on Monday, October 15, 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, Jenni Puchalla, Lisa Schmutte, and Marge Shea. The following members were excused: Doug Malone and Megan Zuver. The following member was absent: Dan Meyer. Also present were: Frannie Green and Julie Manske.

NEW BUSINESS

Approval of Minutes

The minutes and attachment of the September 25, 2018 meeting were given to members in printed form.

A motion was made by Bartholomew and seconded by Shea to approve the minutes of the September 25, 2018 meeting. Motion carried by acclamation.

OLD BUSINESS

Village Update

Puchalla reported on the October 10th Village Board meeting. She stated the money the Village was supposed to receive from Verizon to install a wireless tower on top of the water tower has been stopped because the landowners will not sign the agreement. The Board is working with Verizon, but nothing has been agreed upon. The Treasurer's Report stated there is a sizeable sum of money in the money market right now, but some will be used to pay for the Main Street project. Also the Keno fund is at \$172,511. The Village is reimbursing Frannie and Chuck Green for the electricity to the siren until the new solar siren is installed on village property. The Village is going to install concrete parking blocks in front of the Community Center, but that has been tabled until bids have been received. Once supplies have been received, the village will install the rest of the signs. It was suggested the Board look into the cost for a Flashing Speed Sign on Main Street. Gary Aldridge from the lower Platte NRD representing Sub-district 4 was at the meeting. He stated the NRD may help with water issues for the benefit of Roca citizens. Also the NRD is working on purchasing the Wilcox property west of the railroad tracks and south of Roca Road and will benefit Roca. The property is in the flood plain.

Puchalla stated the Village Clerk has received calls regarding annexation. They are still worried about the Holley land. Holley's developers have backed out, because they wanted to do 80 to 90 homes. Mr. Holley originally told the Village Board he would like to have the 33 acres annexed with small acreages. The Village Clerk has checked with Lancaster County Rural Water and they can only support 30 to 40 homes. Also the sewer system can only support an additional 40 new homes. The Board decided to address the issue later.

Puchalla visited with Tom Cajka, Lancaster County Planner regarding Roca Ridge, the Roca Berry Farm and similar establishments. He provided a Conditional Use/Special Use certified Expanded Home Occupation document. She started typing a copy that could be adapted for Roca.

NEW BUSINESS

New Bylaws

Puchalla stated she and Dessel had gone through the document for typos and changes. Dessel stated she found two additional changes and wanted to make sure on page 92 that column C-2 of the Zoning District on page 92 is deleted. Also Puchalla and Dessel talked to the Village Clerk and were advised that the Village Attorney stated that all of the Floodplain section (pages 66 to 81) can be formatted and numbered/lettered the same as the rest of the Bylaws to be uniform.

Puchalla asked for comments from the public. She stated the Planning Commission needed to have the Bylaws reviewed and approval recommended to the Village Board in order to receive a grant. There were no comments.

See attached for the recommended changes for the 2018 Final Draft of Roca Bylaws.

A motion was made by Bartholomew and seconded by Harris to recommend to the Village Board approval of the Final Draft of the new Roca Bylaws pursuant to the changes the Planning Commission agreed upon at the October 15, 2018 meeting. Also request JEO for an Alternate Energy Source Section. Voting in favor: Bartholomew, Dessel, Harris, Puchalla, Schmutte, and Shea. Motion carried.

Village of Roca Subdivision Regulations

Dessel stated there are incorrect page numbers in the Table of Contents. The pages that list Mayor should be Chair. Pages 27, 33 and 34 all state Saunders and Cass Counties and should be Lancaster County. Dessel was requested to verify the Statutes.

Puchalla asked for Public comments. There were no comments.

A motion was made by Shea and seconded by Bartholomew to recommend to the Village Board the approval of the Village of Roca Subdivision Regulations pursuant to the changes the Planning Commission agreed upon at the October 15, 2018 meeting. Voting in favor: Bartholomew, Dessel, Harris, Puchalla, Schmutte, and Shea. Motion carried.

Dessel submitted her resignation and recommended Frannie Green as her replacement.

Puchalla stated the Planning Committee has met their required quarterly meeting, but may have to meet regarding the event venues. She will let everyone know.

A motion was made by Schmutte and seconded by Shea to adjourn the meeting. Motion carried by acclamation.

There being no further business, the meeting was adjourned at 7:26 p.m.

Respectfully submitted,

Pat Dessel