

Minutes of Roca Planning Commission

April 28, 2020

The Roca Planning Commission met on April 28, 2020 at 7:00 p.m. in a ZOOM meeting per regional social distance requirements during the COVID-19 pandemic.

The meeting was called to order by Jenni Puchalla at 7:02 p.m. The following members were present: Alyssa Bartholomew, Doug Malone, Jenni Puchalla, Lisa Schmutte, and Megan Zuver.

Also present at the ZOOM meeting were: Diane Osterloo, Matt Honke, Patrick Kelly, Jared Muth, Lori Oden-Muth, Leo Jablonski, Joel Walker, and Nancy Origas.

NEW BUSINESS

Approval of Minutes

The minutes of the January 7, 2020 were given to members via email and shared in the ZOOM meeting.

A motion was made by Zuver and seconded by Bartholomew to approve the minutes of the January 7, 2020 meeting. Motion carried by acclamation.

OLD BUSINESS – REAPPOINTMENT

Megan Zuver's term with the Roca Planning Commission expired on May 2019 and Zuver said she would be willing to serve another 3-year term. Zuver's term will be extended to May 2022 – this is measured from the expiration date.

A motion was made by Bartholomew and seconded by Malone to reappoint Zuver for another term with the Roca Planning Commission. Motion carried by acclamation.

PUBLIC HEARING – Administrative Replat of Lot 1 at 4850 Quarry Ledge Road

Leo and Barbara Jablonski requested a Replat and Subdivision Lot 1 of the Quarry 2nd Addition. Lot 1 is located in the SE Quarter of Section 8, Township 8 North, Range 7 East of the 6th Principal Meridian of Lancaster County, Nebraska.

The replat would subdivide the 8-acre lot into two 4-acre lots. The Jablonski's plan to build a house on the proposed new lot and to sell the home on the existing Lot 1.

A motion was made by Malone and seconded by Bartholomew to allow for the administrative replat of Lot 1. A roll call vote was taken and the motion carried by acclamation.

The Final Plat Proposal will need to be submitted to the Village Board for approval. The next meeting of the Roca Village Board will be on May 11, 2020.

NEW BUSINESS – NEW APPOINTMENTS

Marge Shea resigned from the Roca Planning Commission in February 2020 with the expiration of her term. Seth Harris also resigned from the Roca Planning Commission in February 2020 with expiration of his term. With the two vacancies on the Planning Commission, there were two people interested in joining the Planning Commission – Matt Honke and Patrick Kelly.

A motion was made by Zuber and seconded by Bartholomew to appoint Matt Honke to the Roca Planning Commission. Motion carried by acclamation.

A motion was made by Malone and seconded by Bartholomew to appoint Patrick Kelly to the Roca Planning Commission. Motion carried by acclamation.

These recommendations will be passed to the Village Board for their approval at the next meeting in May 2020. If approved, the three-year terms will begin in May 2020 and expire in May 2023.

NEW BUSINESS – VARIANCE REQUEST 4205 Brandon Blvd

Jared Muth and Lori Oden-Muth requested a variance for the rear setback for new home at 4205 Brandon Boulevard (North of Roca). The setback at the rear is required to be 50 feet. The owners explained that the topography of the property is the factor that is leading to their request. There is a gully area on the neighboring property on the rear. All other setback requirements are being met at the front and the sides.

A motion was made by Malone and seconded by Bartholomew to permit the variance change from 50 feet to 25 feet for the rear setback. A roll call vote was taken and the motion carried by acclamation.

The Village Board will be notified of the variance change recommendation. The next meeting is for the Village Board is May 11, 2020.

The next meeting will be determined by Puchalla as there is a zoning request that is coming up. There being no further business, the meeting was adjourned at 7:43 p.m.

Respectfully submitted,

Lisa Schmutte