

## **Minutes of Roca Planning Commission**

**June 1, 2020**

The Roca Planning Commission met on June 1, 2020 at 6:30 p.m. in the Roca Community Center. There were also some members present via ZOOM.

The meeting was called to order by Jenni Puchalla at 6:30 p.m. The following members were present: Alyssa Bartholomew, Matt Honke, Patrick Kelly, Jenni Puchalla, and Lisa Schmutte. Megan Zuver and Doug Malone were also present via ZOOM. Diane Osterloo, Roca Village Clerk, was present via ZOOM and hosted the ZOOM Meeting.

Also present at the meeting were Barry Fowler and Brandon Fowler.

### **NEW BUSINESS - Approval of Minutes**

The minutes of the April 28, 2020 were given to members via email.

*A motion was made by Bartholomew and seconded by Kelly to approve the minutes of the April 28, 2020 meeting. Motion carried by acclamation.*

### **OLD BUSINESS - APPOINTMENTS**

The Village Board approved of the appointments of Matt Honke and Patrick Kelly to the Roca Planning Commission. Their positions will expire in May – 2023.

### **NEW BUSINESS - REAPPOINTMENT**

Lisa Schmutte's term with the Roca Planning Commission expired in May 2020 and Schmutte said she would be willing to serve another 3-year term.

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

Lisa Schmutte's position will expire in May – 2023.

### **NEW BUSINESS - PUBLIC HEARING – Rezoning**

Michael and Ruth Holley, the Ruth Kathryn Holley Family Trust, and SNB Construction II, Inc. requested to rezone 36.06 acres South of Roca Road between 46<sup>th</sup> and 54<sup>th</sup> Street (west of the Roca Ridge Addition) for the Irregular Tracts or Lots 120, 126, 127, and 128, located in the South Half of the Southeast Quarter of Section 17, Township 8, North Range 7 East of the 6<sup>th</sup> Principal Meridian of Lancaster County, Nebraska.

**NEW BUSINESS – PUBLIC HEARING – Rezoning (cont.)**

The current zoning of the property Holley property is AGX. The request was made to change the zoning to AGR. A sign was posted thirty days before the public meeting and a few calls were received regarding this zoning change.

*A motion was made by Bartholomew and was seconded by Honke to rezone the property specified. A roll call vote was called for by Puchalla. The motion was carried by acclamation.*

The rezoning recommendation will be shared with the Village Board. The next Village Board meeting is June 8, 2020.

**NEW BUSINESS – PUBLIC HEARING – Preliminary Plat for the Keys Addition**

Barry Fowler presented the Preliminary Plat of an addition that will be called the Keys Addition. The subdivision of Irregular Tracts (IT) or Lots 120, 126, 127, and 128, located in the South Half of the Southeast Quarter of Section 17, Township 8, North Range 7 East of the 6<sup>th</sup> Principal Meridian, Lancaster County, Nebraska.

The preliminary plat proposal consists of eleven lots that will extend east of the Roca Ridge Addition and ten lots will be accessed via Prairie Sage Drive which will end in a cul de sac. All lots are roughly 3 acres. The plan submitted was marked as the Final Plat – and the Roca Planning Commission has requested copies of the plat to be labeled as Preliminary Plat. A copy of the Preliminary Plat will be mailed to landowners within 300 feet of the proposed subdivision and other entities (as specified in the Village of Roca – Subdivision Regulations).

*A motion was made by Honke and was seconded by Bartholomew to approve the preliminary plat of the Keys Addition. A roll call vote was called for by Puchalla. The motion passed by acclamation.*

The recommendation to approve the plat will be shared with the Village Board. The Village Board will have a Public Hearing regarding this matter.

The next meeting of the Roca Planning Commission was not determined and will be scheduled at later time.

There being no further business, the meeting was adjourned by Puchalla at 6:45 p.m.

Respectfully submitted,

Lisa Schmutte