

Minutes of Roca Planning Commission

October 5, 2020

The Roca Planning Commission met on October 5, 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, Jenni Puchalla, Lisa Schmutte, and Megan Zuver. Patrick Kelly and Doug Malone were also present via ZOOM. During the meeting Bartholomew excused herself and rejoined the meeting via ZOOM from home.

Also present at the meeting were Brandon Gunther (representative of Gana Trucking & Excavating, Inc.), Rex Kuhn, Bruce Condello, Tyler Martin, Jeff Funk, and Ruth Bossard.

NEW BUSINESS - Approval of Minutes

The agenda of the meeting and the minutes of the June 1, 2020 were given to members via email.

A motion was made by Bartholomew and seconded by Zuver to approve the minutes of the June 1, 2020 meeting. Motion carried by acclamation.

Roca Village Board Updates

Puchalla said that the new sales tax rate for the Village of Roca was passed during the May Primary election. The sales tax change (increase) of 1 ½ % was effective on October 1, 2020.

Puchalla said that the recycling bins in the Roca Recycling Center had been removed. The site was closed due to lack of funding. The recycling center had been funded by the City of Lincoln, Nebraska. Residents can call Capital City Refuse for curbside recycling.

Puchalla said the Keys Estates development is on hold at this time due to water issues and that the preliminary plat for the Keys Estates had been approved by the board.

NEW BUSINESS - PUBLIC HEARING – Rezoning

Craig Gana of Gana Trucking & Excavating Inc. requested to rezone as Industrial the 61.09 acres located East of 54th Street and North of Wittstruck Road. The property is currently zoned as AG – Agricultural District. The legal description is Lot 20 SW, located in Section 9, Township 8, Range 7 of the 6th Principal Meridian of Lancaster County, Nebraska. Brandon Gunther was present at the public hearing as a representative for Gana Trucking & Excavating.

A sign was posted thirty days before the public meeting and a few calls were received regarding this zoning change.

Gunther described Gana's interest in rezoning would allow for the construction of Self-Storage Units on the lot and that the existing driveway would be used for the site. The self-storage would include seven separate buildings with six units per building.

Several individuals were present at this public meeting and raised concerns about safety of access via the existing driveway for this lot from 54th Street. There were questions about types of structures that would be added and the height of those structures, the appearance of the buildings and barriers such as fencing because there are residences directly across the road from this property, lighting was also mentioned, and also the type of hours a self-storage business would be open or in operation daily (Would there be 24-hour access to these self-storage units?).

A motion was made by Zuver and was seconded by Honke to rezone the property from Agricultural to Industrial. A roll call vote was called for by Puchalla. Voting Aye: Bartholomew, Malone, Puchalla, and Zuver. Voting Nay: Honke, Kelly, and Schmutte. The recommendation to rezone passed with a 4-3 vote.

The rezoning recommendation will be shared with the Village Board. The next Village Board meeting is October 12, 2020 at 7:00 p.m.

NEW BUSINESS – Variance for Bossard Property on 46th Street

Ruth and Luke Bossard are interested in installing solar panels on their property at 14333 S. 46th Street. The local zoning ordinance section 7.10 specifies that a freestanding solar panel may be located only in the rear yard and shall not be located in the side yard, front yard, or street side yard. The Bossards are requesting a variance to put the solar panels

Ruth Bossard was present at the meeting and said that their home is all electric and that they are trying to put solar panels in where they will collect the most solar energy and they are trying not to remove trees on the property. The rear yard is not the best location for the solar panels due to a septic system, available sunlight, and trees that may need to be removed.

NEW BUSINESS – Variance for Bossard Property on 46th Street (continued)

The variance requested includes placing the solar panels in the front yard. There is a tree line between the proposed location and the road, which limits the view from the road, as well as from any neighboring property. The Bossards also have plans to plant trees to the north of the proposed solar panels to further obstruct any visual impact the panels have.

A motion was made by Honke and was seconded by Malone to approve the variance to zoning for the solar panels. A roll call vote was called for by Puchalla. The motion passed by acclamation.

The recommendation to approve the variance for the solar panels and will be shared with the Village Board.

Next Meeting

The next meeting of the Roca Planning Commission was not determined.

A motion was made by Zuver and was seconded by Honke to adjourn the meeting. The motion passed by acclamation.

There being no further business, the meeting was adjourned by Puchalla at 7:28 p.m.

Respectfully submitted,

Lisa Schmutte