Minutes of Roca Planning Commission

June 20, 2017

The Roca Planning Commission met on Tuesday, June 20, 2017 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: Pat Dessel, Alyssa Evans, Seth Harris, Doug Malone, Dan Meyer, Jenni Puchalla, Lisa Schmutte, Marge Shea, and Megan Zuver. Also present was Jacilyn Brums from The Voice in Hickman.

NEW BUSINESS

APPROVAL OF MINUTES

The minutes of the May 22, 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 May 22, 2017 meeting. Motion carried by acclamation.

Village Update

Puchalla reported the Village Board approved three SDL's for the Roca Tavern with seven for the current year, approval of the Silverhawks Estates Final Plat, and the reappointment of Schmutte for another three year term to end May 2020. The Board also approved a building permit for Richard Devin at 4300 Main Street to tear down and rebuild and approved a $75.00 fee for the fireworks tent for Scott Chenoweth from Cat Fireworks with proof of insurance.

The Village Board had a meeting that started at 6:00 with the Board members and a representative from JEO walking Main Street to determine needs for the Main Street project. The current quote for improvements on Main Street only using asphalt is $340,000 plus interest with two repayment strategies for paying for the project, but doesn't include culverts at the railroad. Strategy one is a 15 year repayment with GO Paving Bonds and the second strategy is a 20 year repayment with a Highway Allocation Bond. Currently, the Village of Roca has approximately $135,000 in the Roads Fund will receive an additional $25,000 from the State Highway Allocations. JEO stated the State wants the Village to spend at least $100,000 from that fund. By using $100,000 from the Roads Funds, the balance would be $240,000. The Board stated they could have bonds issued with just their approval. At the meeting both Dessel and Puchalla supported using the Roads Funds and holding a Public Hearing.

The Village of Roca approved purchasing new digital-read water meters with Charitable Gaming Funds. The Village approved hiring a new accounting firm to assist with Audits, Budget and Payroll Taxes. The firm will cut out a lot of the unnecessary reports.

The new Village website is www.https://villageofroaca.com.

The Village Clerk cancelled the Village office cell phone which cost $120.00 per month and will use her own. She will get a stipend of $60.00 per month. All the Board members will have keys to the ballfield and brush pile. The brush pile will be opened on Saturday from 9 to 1 with possibly having it open from 9 to 5. The Village Clerk asked and received a salary increase from $15.00 per hour to $17.00 per hour.

NEW BUSINESS

JEO

Puchalla reported she spoke to Lynn with JEO regarding the draft of the Zoning Book. She found out the daft is modeled on Ashland's Zoning Book. Lynn said she was willing to pare down our draft and all the definitions should have been in the front. Also Puchalla stated she would like to see the Special Use section tightened a bit. They also talked about the wedding venues that the Village is dealing with. Lynn from JEO couldn't attend the June meeting but, would attend the July meeting. The consensus of the Planning Commission was to work with Lynn from JEO to adapt the current Zoning Book by adding what is necessary.

Tony Potthoff's Request for a Borrow Pit

Puchalla stated no one was in attendance for the Public Hearing. She stated the land at 16341 South 54th Street is currently zoned AG and owned by Constructors, Inc. A Special Use Permit can be used for either AGX or AGR, therefore zoned correctly. Section 12.6 Standards – General from the Zoning Book states "No special use shall be recommended by the Planning Commission or approved by the Village Board of Trustees unless they consider and find: A. That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, convenience, morals, order, or general welfare; B. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood; C. That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;" and other ones.

A copy of a letter from the Nebraska Department of Environmental Quality (NDEQ) to Gregg Leber, Constructors, Inc., a copy of the Village of Roca Request for Special Use Permit, and a copy of a statement from Constructors outlining the Operation and Maintenance Plan of the property with a copy of the site Plan from Lancaster County/City of Lincoln GIS Map.

A discussion was held.

A motion was made by Meyer and seconded by Malone to approve the Special Use Permit.

Another discussion was held.

A motion was made by Meyer to withdraw his previous motion. Motion carried by acclamation.

A motion was made by Malone and seconded by Meyer to table the request for a Special Permit with a letter from the Village Board sent to Tony Potthoff from Constructors, Inc. requesting: Start Time, Hours of Operation, and Duration of the Project with a reply to the Village Board. Motion carried by acclamation.

The consensus of the Committee was to rework the current Roca Zoning Book and have Lynn from JEO look at Zoning Books from Bennet, Cortland, Eagle, and Firth.

The next meeting of the Roca Planning Commission will be Monday, July 17th at 6:30 p.m.

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

There being no further business, the meeting was adjourned at 7:40 p.m.

Respectfully submitted,

Pat Dessel