

## VILLAGE OF GARLAND

Board of Adjustment Meeting - April 26th, 2026 - 11:00 AM

Village Hall, Garland, Nebraska

### 1. Call to Order

- The meeting was called to order by the Board Chair at 11:00 AM. The Pledge of Allegiance was recited.
- Notice of the meeting was given in advance by publication in the *Seward County Independent*, by posting in three public places within the Village, and on the Village website. A current copy of the Nebraska Open Meetings Act was available for public inspection at the meeting location. The Board Chair noted the meeting was being recorded.
- Trustees present: Todd Strauss, Bryce Standley, Marilyn Patsch, Haley Hackbart, Emmanuel Morales.

### 2. Opening of Public Hearing for Appeal of Permit Denial

- The public hearing to consider an appeal to the Board's prior denial of Special Permit CU-2025-02 (proposed cellular tower north of the Village of Garland) was opened by the Board Chair.

### 3. Presentation of Appeal

- Andy Bobrytzke presented the appeal on behalf of US Cellular regarding the special permit denial. He provided an overview of the proposed tower and stated the applicant's position that the request meets the required criteria for approval of a special use permit within the Village of Garland.

The following individuals provided public comment:

- Adolph Oborny
- Marty and Tracy Dlouhy

### Summary of Comments:

- Mr. Oborny expressed concerns regarding radio frequency impacts and future expansion of the Village. Mr. and Mrs. Dlouhy stated they are long-time US Cellular customers and have not experienced issues with cell service while living in Garland.

### 4. Close Public Hearing

- Motion by Standley, second by Strauss to close public hearing. Motion carried. The public hearing was closed at 11:27 AM.

### 5. Board Discussion and Action

- The Board discussed the appeal, including potential impacts to surrounding property values, future growth and expansion of the Village, overall benefit to Village residents, and alternative tower locations. The Board also discussed

whether the application met the required criteria for approval of a special use permit.

- Motion by Standley, second by Patsch, to approve the appeal and grant Special Use Permit CU-2025-02.

- **Roll Call Vote:**

- Hackbart: Abstain
- Patsch: Nay
- Standley: Nay
- Morales: Nay
- Strauss: Nay

- **Motion failed.**

**6. Adjournment,** Motion by Strauss, second by Patsch, to adjourn the meeting. Motion carried. Meeting adjourned at 11:29 AM.

A handwritten signature in black ink, appearing to read 'Haley Hackbart', is written on a light blue background.

Haley Hackbart, Village Clerk