

VILLAGE OF GARLAND

Planning Commission Meeting Minutes - January 23, 2026 - 6pm

1. Pledge

- Call meeting to order/roll call
- Members present: Ryon Adams, Dave Burton, Lukas Joe, Nate Longacre, Diane Regnier.

2. Election of Chair and Secretary, Commission members opened the conversation about meeting times with Adams mentioning giving the public a one week notice of the agenda for subsequent meetings. They agreed to set quarterly meetings for the rest of 2026: April 21, July 21, and October 20 all at 7pm.

- Commission elected Lukas Joe as Secretary for 2026, Motioned by Regnier, 2nd by Longacre, All yes.
- Commission elected Ryon Adams as Chair for 2026, Motioned by Joe, 2nd by Regnier, All yes.

3. Appointment of Clerk to Record Minutes for First Meeting

- Motioned by Joe, 2nd by Longacre, All yes.

4. US Cellular Tower Permit, Andy Bobrytzke from the consulting firm for US Cellular (SMJ int.) was present at the meeting. He was sent to answer any questions about the tower. The landowner, Richard Bohaty, was also present at the meeting and expressed that he had no hesitations with the cell tower. The Planning Commission expressed questions about if the tower complies with Seward County codes, questions about the tower blue prints, and insurance clauses. Bohaty shared the name of his law firm in Lincoln for the Commission to communicate with: Baylor, Ernen, Wolfe & Tannehill. The Planning Commission expressed that they would like to look into ordinances, and familiarize themselves with the permit and construction before bringing a decision to the Board. Longacre proposed a motion to approve the permit with a 2nd with Regnier, with 3 nays and 2 ayes. This motion did not follow the proper discussion procedure of Roberts Rules of Order.

5. NextLink Tower Contract, Planning Commission looked over the contract and conditional use permit and ended their discussion with Burton offering to ask NextLink if there is potential for them to go on the US Cellular Tower. Before the next meeting, the Commission determined to check with Seward Tower Ordinances, call Kirkland to talk about his hesitations regarding the US Cellular Tower, and consider any information for necessary zoning.

6. Adjournment, Motioned by Longacre to adjourn, 2nd by Joe, All Yes at 7:57PM.