

Village of Garland, Nebraska
Planning Commission
Regular Meeting

April 27 2022 6:30pm meeting

Meeting Minutes:

1. Pledge
2. Call meeting to order.
 1. Roll call.
 1. Mike Luebbe Present
 2. Joe Strauss Present
 3. Tylor Jamison Absent
 4. Joel Ludwig Present, Chairman
 5. Jeff Hartshorn Absent
3. Review minutes from the March 30, 2022 meeting
 1. Motion to accept minutes as written. Luebbe 1st Strauss 2nd . Unanimous vote to accept minutes as written.
4. Questions for the commission
 1. 51 Frazier. Penny Vanlear. Permits
 1. Culvert Replacement. Current culvert is damaged and flow restricted.
 1. Extend to width of driveway and straighten.
 2. Install new culvert at the same or greater diameter to the existing culvert.
 3. Galvanized steel construction.
 4. Excavate the ditch to match the culvert depth a distance of 10 feet on each end of the new culvert.
 5. Recommend approval of permit.
 2. Building Permit #51: 480 2nd street. Bennett. Pole Barn Construction.
 1. Permit was approved at the last village board meeting
 2. Follow up questions came from the planning commission after noticing an "alley" extends partially into the property as shown on the county GIS website.
 3. Follow up discussion with Jake Bennett. He's aware of the property shape.
 1. Commissioners would like to see the building as staked out to see the setbacks from property lines.
 1. Concerns are how to apply setbacks to what would become 1st street on the north, and the Alley in the middle of the property.
 2. This will require a survey to be performed on the property, or for any existing landmarks to be found and identified.
 3. NE Corner 3rd and Ryan: Fence constructed without permit.
 1. Resolution: Require survey or proof of property landmarks to confirm proper fence location and setbacks.
 2. Request Village Clerk send letter to property owner requiring them to arrange meet with Commissioner(s) to review fence location.
 1. Property owner to file building permit and pay fee
 2. IF the fence does not meet location requirements to the alley or property line, the fence will have to be removed. Fence can be relocated with a new permit application.
 3. Motion: Strauss 2nd Luebbe. Unanimous vote to approve the motion

5. Working meeting to review zoning regulations
 1. Many recent projects coming before the commission have revealed common issues for determining property lines. It makes confirming setbacks for any project difficult.
 2. **Proposal for addition to Garland zoning regulations:**
 1. A survey is required for all new structure construction. The purpose is to allow for confirmation of proper setbacks to comply with village regulations.
 2. Exceptions:
 1. Existing survey markers are present and known, and are not suspect to be in error.
 2. A survey has been completed within the previous 5 years that confirms existing markers or has placed new markers.
 3. Motion: Mike L 2nd Joe S.
 1. Unanimous approval to recommend this change to the village board. Straus
Luebbe Ludwig
6. Question from village resident regarding repair of existing deck.
 1. If the size and location are not changed, then any necessary repairs can be made without a permit. All work must comply with the standard building codes as adopted by the village.
7. No announcements
8. Next Meeting: May 25, 2022 at 6:30pm
9. Luebbe motion and Strauss 2nd to adjourn meeting.