

Village of Garland, Nebraska  
Planning Commission  
Regular Meeting

December 28, 2022 6:30pm meeting

Meeting Minutes:

1. Pledge
2. Call meeting to order.
  1. Roll call.
    1. Joe Strauss Present
    2. Mike Luebbe Present
    3. Joel Ludwig Present, Chairman
    4. Penny Vanlear absent
    5. Open
3. Review minutes from the November meeting.
  1. Luebbe motion to accept the minutes as written. Strauss 2<sup>nd</sup>.
  2. All present vote to approve the minutes for September.
4. Commission member status
  1. New member candidate – Jackie Noxon
    1. Getting address and PO box setup in Garland
    2. Living on property in Garland
    3. Strauss motion to nominate Jackie Noxon as a member of the Garland Planning Commission.
      1. Luebbe 2<sup>nd</sup>.
      2. All vote affirmative to propose Noxon to the Garland Village Board for approval to be a member of the Garland Planning Commission.
  2. Chairman position – annual vote by commission during January meeting.
5. Permits and projects.
  1. No new permits to review
6. Old business
  1. 268 4<sup>th</sup> Street follow up
    1. New information on prior alley.
      1. Transferred to property owner in 1899. County and village maps not updated.
    2. Easement question: Was it settled when the utilities were installed? If not, need to establish terms now.
      1. Need clarification on right of way and alley widths.
        1. Existing maps and the email from Greg Damman show 66' ROW. Code shows 60'. 66' is likely correct precedent.
        2. Alley width: maps show 16'. Code shows 20'
  3. Discussed the projects with the property owner.
    1. The current work for the east side eave extension doesn't meet code. A permit was submitted, but it has not been approved due to questions from the commission and problems with setback from the right of way to the face of the new posts on east side. New construction will require variance to remain as currently constructed.
    2. The south side work needs detailed plan and the location of the utilities and easement must be established in order to determine what construction would be permitted.
7. Jackie Noxon mentioned an upcoming planning commission class in March.
  1. Class will be in Kearney, NE. Request village to cover travel and training expenses.

8. No activity on updates to zoning regulations.
9. No announcements
10. Next Meeting: January 25, 2023 at 6:30pm
11. Luebbe 1<sup>st</sup> and Strauss 2<sup>nd</sup> to adjourn meeting.
  - <sup>1.</sup> All present vote to adjourn.