

Village of Garland, Nebraska  
Planning Commission  
Regular Meeting

January 25, 2023 6:30pm meeting

Meeting Minutes:

1. Pledge
2. Call meeting to order.

Roll call.

1. Joe Strauss Present
  2. Mike Luebbe Present
  3. Joel Ludwig Present, Chairman
  4. Penny Vanlear Present
  5. Jackie Noxon Present
3. Review minutes from the December meeting.
    1. Straus motion to accept the minutes as written. Vanlear 2<sup>nd</sup>.
    2. All present vote to approve the minutes for December.
  4. Commission member status
    1. Discussion of annual selection of Chairperson position.
      1. Ludwig commented that not interested another term as chair.
      2. Need to fill roll of commission secretary before considering the chair position
      3. Jackie Noxon offered to volunteer for this role.
      4. Strauss nominate and Vanlear 2<sup>nd</sup> Jackie Noxon as secretary. All present vote unanimous to select Noxon as planning Commission Secretary.
      5. Request access to the village hall computer for the purpose of filling the roll as secretary.
    2. Chairman position – Strauss nominates Ludwig for Commission Chairman. Luebbe 2<sup>nd</sup>.
      1. Ludwig votes no, remaining commissioners vote yes. Joel Ludwig will fill the 2023 term as Planning Commission Chairman.
  5. Permits and projects.
    1. No new permits to review
  6. Old business
    1. 268 4<sup>th</sup> Street follow up Permit #57
      1. Easement question: Assumption is the easement must have been established when the sewer was installed. Perhaps 1940's? Can we find the minutes of the village board meeting when this was established?
        1. If no easement established, then one must be set now.
        2. We need to locate the exact boundaries of the easement. Since this is related to municipal utilities the concensus of the discussion is that the village should cover this cost.
        3. Old note from December minutes still is valid: We 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'
        4. Per Article 8.1 in the Garland zoning regulations the setback required is 20' for a garage to the property line.
          1. The posts for the eave extention / lean-to on the garage are 14' from the line at the sidewalk on the east side along Hutchinson street. This does not meet the

required setback.

5. Variance application for permit #57
  1. Related to section 6 of the variance application:
    1. A: Uniqueness and C: Hardship explanations in the application do not meet conditions for the commission to recommend approval of the variance request.
    2. B, D and E are not relevant as written to the purpose of this application
    3. Luebbe motion to not recommend approval of the variance. Noxon 2<sup>nd</sup>. All members vote to approve the motion ( to not approve the variance).
  6. Building Permit #57 Summary:
    1. Permit does not meet article 8.1
    2. Construction started before permit approval (or even application)
    3. No variance is approved
    4. Vanlear motion: Commission does not recommend approval of permit #57. Luebbe 2<sup>nd</sup>. All members vote to approve the motion (to recommend denial of the permit.
7. Jackie Noxon mentioned an upcoming planning commission class in March.
  1. More cost details will be presented to the village board.
8. No activity on updates to zoning regulations.
9. No announcements
10. Next Meeting: February 22, 2023 at 6:30pm
11. Strauss 1<sup>st</sup> and Luebbe 2<sup>nd</sup> to adjourn meeting.