

Minutes of Roca Planning Commission

March 29, 2023

The Roca Planning Commission met on March 29, 2023 at 6:30 p.m. in the Roca Community Center.

The meeting was called to order by Jenni Puchalla at 6:32 p.m. The following members were present: Alyssa Bartholomew, Matt Honke, Patrick Kelly, Jenni Puchalla, and Lisa Schmutte. Doug Malone was absent.

Approval of Minutes

The minutes of the December 6, 2022 meeting were given to members via email prior to the meeting and available in printed form.

A motion was made by Bartholomew and seconded by Honke to approve the minutes of the December 6, 2022 meeting. Motion carried by acclamation.

OLD BUSINESS – Roca Planning Commission Membership Vacancy

The vacancy on the planning commission has not been filled yet.

NEW BUSINESS – Alyssa Bartholomew Reappointment

Alyssa Bartholomew's term with the Roca Planning Commission expired on December 2022 and Bartholomew said she would be willing to serve another 3-year term. Bartholomew's term will be extended to December 2025 – this is measured from the expiration date.

A motion was made by Kelly and seconded by Honke to reappoint Bartholomew for another term with the Roca Planning Commission. Motion carried by acclamation.

NEW BUSINESS – Special Use Inquiry: 4701 Quarry Ledge Road from Realtor

A local realtor sent an email of inquiry about a property in the Roca area. The email message stated that a religious non-profit client was looking at an acreage property with a Roca address. The clients were looking at purchasing the property for 8 – 10 college graduates that are serving as campus ministers. This is the Question asked: Would this situation be permissible within the Roca Zoning Regulations? The property is zoned as AGR.

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The property at 4701 Quarry Ledge Road is a 6.98 acreage. It is a 3-bedroom home with a large detached garage that is located behind the home.

The members of the planning commission discussed the permitted uses of property zoned as AGR on page 57 of the Roca, Nebraska Zoning Ordinance Document and also looked at and discussed the Permitted Conditional Uses of AGR properties on pages 57 and 58 in the same document. It was determined that purchasing the property for this situation would not be permitted per the Zoning Ordinances of Roca.

NEXT MEETING

The next meeting was not scheduled – a meeting will be scheduled between April and June 2023.

There being no further business, the meeting was adjourned at 6:50 p.m.

Respectfully submitted,

Lisa Schmutte