

WASHINGTON COUNTY PLANNING COMMISSION MINUTES

August 7, 2014

7:00 p.m.

Supervisors Room, County Courthouse, 1555 Colfax Street, Blair, Nebraska

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“All Commission members receive staff reports approximately one week prior to the meeting”

MEMBERS PRESENT

STAFF PRESENT

Gary Lambrecht, President
Matt Mathiesen, Vice Chairman
Dale Albracht
Wes Petznick
Terry Rasmussen
Steve Neuverth
Lyle Schjodt

Tanna Wirtz
Barbara Brazelton

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COMMISSION ACTION:

Chairman Lambrecht called the meeting to order at 7:00 p.m.

At time of roll call, seven members were present.

With regard to the July 3, 2014 minutes, the following action was taken:

MOTION: Mathiesen
I move the minutes be approved as presented
SECOND: Albracht
VOTE: Aye – Schjodt, Neuverth, Albracht, Mathiesen, Petznick, Lambrecht, Rasmussen
Nay – none MOTION CARRIED

With regard to the agenda, the following action was taken:
Wirtz noted that an item for discussion was added to the agenda under NEW BUSINESS

MOTION: Neuverth
I move the agenda be approved, as presented.
SECOND: Petznick
VOTE: Aye – Rasmussen, Lambrecht, Neuverth, Albracht, Schjodt, Mathiesen, Petznick
Nay – none MOTION CARRIED

Chairman Lambrecht welcomed everyone and stated this meeting will be conducted in accordance with the Nebraska Open Meetings Act and a copy of that Act is posted in the room; and noted that copies of material the Commission has is also available on the table in the hall.

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OLD BUSINESS/RENEWALS

1. Conditional Use Permit reviews:

<u>FILE #</u>	<u>APPLICANT</u>	<u>PURPOSE</u>	<u>STAFF RECOMMENDATION</u>
02-05	R. Wilkens & Sons	Sludge	Renew 1 year

Chairman Lambrecht recognized the CUP review and asked for comments from Gordon Anderson. Gordon told the board that this was an active site; there is currently sludge available for fall application and there have been no issues with this applicant.

MOTION: Petznick
I move this Conditional Use Permit be approved with a review in one year.
SECOND: Mathiesen
VOTE: Aye – Lambrecht, Neuverth, Albracht, Schjodt, Mathiesen, Petznick, Rasmussen
Nay – none MOTION CARRIED

04-04	Mike Fitzgerald	Corn Milling Biosolids	Renew 1 year
13-02	Wurdeman/Board of Education	Corn Milling Biosolids	Renew 1 year

Chairman Lambrecht recognized the CUP reviews and asked Wirtz if there have been any complaints and if the paperwork has all been returned and in order. Wirtz replies yes to both questions. Petznick asks what the location is for the Wurdeman/Board of Education site. Staff answered that the legal description is Section 16-Township 17 North Range 13 East of the Sixth P.M.

MOTION: Mathiesen
I move these Conditional Use Permits be approved with reviews in one year.
SECOND: Rasmussen
VOTE: Aye – Neuverth, Albracht, Schjodt, Mathiesen, Petznick, Rasmussen, Lambrecht
Nay – none MOTION CARRIED

11-06 Lee Bigelow Two Houses Temporarily REVOKED

Chairman Lambrecht recognized the CUP review and asked Wirtz to explain the recommendation. Wirtz replied that the new house has been built and he has removed the old one.

Petznick asked how long this permit had been active; staff replied that the initial permit was taken out in 2011.

MOTION: Petznick
I move to revoke the Conditional Use Permit for Lee Bigelow
SECOND: Albracht
VOTE: Aye - Albracht, Schjodt, Mathiesen, Petznick, Rasmussen, Lambrecht, Neuverth
Nay - none MOTION CARRIED

PUBLIC HEARINGS

LOT SPLIT

1. Lot Split Request for Elaine W. Ahrens

An application was submitted requesting a Lot Split of a 6.48-acre tract separating the existing house and outbuildings from existing farm ground in the SE ¼ SW ¼ in Section 32-Township 19 North Range 11 East of the Sixth P.M. (location: 15604 County Road 18 Blair, NE)

Chairman Lambrecht recognized the staff report.

Keith Ahrens, applicant’s son, presented the proposal stating that his mother is requesting a Lot Split so that they can sell of the house. Wirtz comments that it is Lot Split eligible, and that they are separating the house and buildings from the parcel.

Chairman Lambrecht opened the public hearing.

Chairman Lambrecht closed the public hearing.

Petznick asked Wirtz about the house, grain bins and accessory building being non-compliant because it was too close to the road to which she replied that it is a pre-existing situation. Petznick said if the house was destroyed by fire, it could not be located in the same place, correct? Wirtz answered that he was correct and Petznick wanted to know if this needed to be disclosed to the new buyers. Wirtz stated that when they apply for the building permit for any new construction it would be looked at. Petznick then stated that it would need to be 90’ from the road, to which Wirtz agreed it is 90’ to the center line of the road.

MOTION: Mathiesen
I move the Lot Split request for Elaine W. Ahrens be approved as presented
SECOND: Schjodt
VOTE: Aye – Schjodt, Mathiesen, Petznick, Rasmussen, Lambrecht, Neuverth, Albracht
Nay – none MOTION CARRIED

REZONE

2. Rezone request for Elaine W. Ahrens

An application was submitted to request a rezone from A-1 Agriculture Primary to A-LSR Agricultural – Lot Split Residential of a proposed 6.48-acre tract in the SE ¼ SW ¼ Section 32-Township 19 North Range 11 East of the Sixth P.M. (location: 15604 County Road 18 Blair, NE)

Chairman Lambrecht recognized the staff report.

Chairman Lambrecht asked Wirtz if there were any comments. She replied that this application was to bring the Lot Split into zoning compliance. Lambrecht stated that the presentation of the applicant was on agenda item #1.

Chairman Lambrecht opened the public hearing.

Chairman Lambrecht closed the public hearing and turned it over to the Commission for their thoughts and actions.

MOTION: Neuverth

I move to approve the rezone request from A-1 Agriculture Primary to A-LSR Agricultural – Lot Split Residential of a proposed 6.48-acre tract in the SE ¼ SW ¼ Section 32-Township 19 North Range 11 East of the Sixth P.M. (location: 15604 County Road 18 Blair, NE)

SECOND: Rasmussen

VOTE: Mathiesen, Petznick, Rasmussen, Lambrecht, Neuverth Albracht, Schjodt
Nay – none MOTION CARRIED

NEW BUSINESS

Discuss discrepancies and parcel sizes.

Wirtz stated that a 10.01 acre-tract is the minimum to create a parcel, anything less is considered a Lot Split. She has had some situations come up and would like to bring it to the attention of the Commission.

There have been some discrepancies between what the County shows for parcel size and what a survey shows. Wirtz led the discussion relaying some situations that have happened.

Discussion took place and the Commission felt that these situations should be handled between the home owner and County Surveyor. It was the consensus of the Commission that owners always have the ability to do a small tract subdivision.

ITEMS FROM THE MEMBERSHIP

REPORTS FROM STAFF

ITEMS FROM THE PUBLIC

ADJOURNMENT

MOTION: Schjodt

I move to adjourn the meeting

SECOND: Mathiesen

VOTE: Aye – Schjodt, Mathiesen, Petznick, Lambrecht, Rasmussen, Neuverth, Albracht

The meeting was adjourned at 7:35 p.m.

Gary Lambrecht, Chairman