

WASHINGTON COUNTY PLANNING COMMISSION MINUTES

September 4, 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
Terri Stanford
Teresa McBride

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COMMISSION ACTION:

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

At time of roll call, six members were present. Matt Mathiesen entered the meeting after roll call.

With regard to the August 8, 2014 minutes, the following action was taken:

MOTION: Neuverth
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:

MOTION: Schjodt
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:

FILE # APPLICANT PURPOSE STAFF RECOMMENDATION

PUBLIC HEARINGS

CONDITIONAL USE PERMIT

1. Conditional Use Permit request for Jerry Hensler and Eugene Wayne Hull

To temporarily allow for two single-family residences on one lot of record in Tax Lot 26 Section 33-Township 17 North Range 10 East of the Sixth P.M. (location: 20304 High Hill Lane, Arlington, NE

Chairman Lambrecht recognized the staff report.

Wayne Hall explained the request noting they wish to build a new house and that the existing “old” house will be demolished upon completion of the new house.

Chairman Lambrecht opened the public hearing.

Bankston is neighbor has no objections

Chairman Lambrecht closed the public hearing.

MOTION: Schjodt
I move the Conditional Use Permit request for Jerry Hensler and Eugene Wayne Hull be approved as presented
SECOND: Rasmussen
VOTE: Aye – Schjodt, Mathiesen, Petznick, Rasmussen, Lambrecht, Neuverth, Albracht
Nay – none MOTION CARRIED

REPLAT

2. Replat request of Subdivision, Nashville Acres Replat I submitted by Tietz Construction and Ward and Melissa Ruge

A replat request to reconfigure a boundary change between Lots 187 & 188, then split Lot 188 into 2 Lots. (Lot 188 = Lot 3, Lot 187 = Lot 2 and create a new Lot 1) in Nashville Acres, Section 31-Township 17 North Range 13 East of the Sixth P.M. (general location: Corner of County Road P47 and County Road P40)

Chairman Lambrecht recognized the staff report.

Wirtz stated that there is a drainage study available.

Tinkham represents Tietz Farms. Richard has plans to build a new house (old house would be torn down after) and would like to have a three acres track in his name separating it from Tietz Family Farms. The existing buildings will be part of the farm ground.

Petznick inquires about differences between what's on record and actual physical measurements/dimensions.

Tinkham explains difference.

Chairman Lambrecht opens the public hearing.

Chairman Lambrecht closes the public hearing.

Petznick asks if letters were sent out.

Wirtz states that none are needed for replats.

MOTION: Petznick
I move to approve the Replat for Tietz Construction and Ward and Melissa Ruge to reconfigure a boundary change between Lots 187 & 188, then split Lot 188 into 2 Lots. (Lot 188 = Lot 3, Lot 187 = Lot 2 and create a new Lot 1) in Nashville Acres, Section 31-Township 17 North Range 13 East of the Sixth P.M. (general location: Corner of County Road P47 and County Road P40)
SECOND: Mathiesen
VOTE: Aye – Schjodt, Mathiesen, Petznick, Rasmussen, Lambrecht, Neuverth, Albracht
Nay – none MOTION CARRIED

ITEMS FROM THE MEMBERSHIP

Lambrecht discusses the Stormwater management and how it is interpreted and was adopted.
Wirtz explains that it was only adopted for subdivisions and on acreages it is not required.
Lambrecht would like a six pack meeting to re-evaluate guidelines.
Discussion by Commission

REPORTS FROM STAFF

Livestock Friendly still in process, please be patient.
Office personnel changes

ITEMS FROM THE PUBLIC

Bosinger inquires about wind turbine study and how it is progressing?
Wirtz states there are regs in place.

ADJOURNMENT

MOTION: Mathiesen
I move to adjourn the meeting
SECOND: Albracht
VOTE: Aye – Schjodt, Mathiesen, Petznick, Lambrecht, Rasmussen, Neuverth, Albracht

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

Gary Lambrecht
Washington County Planning Commission Chairman