

WASHINGTON COUNTY PLANNING COMMISSION MINUTES

December 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
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.

With regard to the June 5, 2014 minutes, the following action was taken:

MOTION: Neuverth
I move the minutes be approved as corrected to show that Petznick made the motion for the agenda to be approved, as presented and Albracht seconded the motion.
SECOND: Mathiesen
VOTE: Aye – Albracht, Lambrecht, Mathiesen, Neuverth, Petznick, Schjodt
Nay – none

With regard to the November 6, 2014 minutes, the following action was taken:

MOTION: Petznick
I move the minutes be approved as presented
SECOND: Albracht
VOTE: Aye – Albracht, Lambrecht, Mathiesen, Neuverth, Petznick, Schjodt
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: Mathiesen
VOTE: Aye – Albracht, Lambrecht, Mathiesen, Neuverth, Petznick, Schjodt
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

PUBLIC HEARINGS

PRELIMINARY PLAT

1. Preliminary Plat request of Keith B. Edquist

A two lot residential subdivision. Tax Lot 94, Section 29, Township 17, North Range 13, East of the Sixth P.M. (general location: 2271 Pony Ridge Lane)

Chairman Lambrecht recognized the staff report.

Richard Brock represented the applicant. Brock states that he lives in the original farm house on the parcel. He would like to build on the front lot in the future. Brock advises that he is purchasing both the lots from applicant, Keith Edquist, but would like it to be in two parcels prior to the finalization of sale.

Petznick questions whether this was lot split eligible?

Wirtz states that it was not lot split eligible, so it would have to go into a subdivision and explains the requirements needed to be eligible for a subdivision. Keith Edquist is the applicant and it has meet subdivision requirements. Letters were sent to various entities that provide services and the entities that did respond approved the subdivision.

Wirtz informs Commission that there is an existing house on the property and the septic is not identified on the preliminary plat survey.

Petznick inquires about setbacks in relation to septic. Commission and applicant discuss the location of the septic and house on property. Brock stated the septic is on the south side of the existing house and the drain field to the west of the tank.

Wirtz advises that the only thing, she believes should be waived would be the green space requirement, along with the perc test, based on the existing septic that is functioning. In the drainage study, there were a few issues that need to be corrected and those have all been addressed. The Road Superintendent has reviewed the drainage issues, road specs and has approved all the drainage in the subdivision. Changing of the culvert and access to the driveways are discussed, along with the name Pony Ridge Subdivision.

Neuwerth inquires as to the green space and perc being waived, are those not considered variances? Wirtz explains that they would be conditions of the preliminary plat.

Neuwerth asks applicant if there is any intention on selling the southern lot with the house on it or possibly renting it out in the future?

Brock states in the future, if they decided to build a house on top of the hill. But he has no intention of selling the lot at this time.

Neuwerth asks what is the point of the split then? Brock replies, if they decide to build in the future.

Mathiesen inquires as to whether green space is required on a subdivision this small? Wirtz states that it really does not specify.

Petznick asks what the acreage is used for now. Brock replies "pasture, it is used for hay".

Mathiesen believes that the green space requirement relates to bigger subdivisions and really does not even relate in this situation at all.

Wirtz states that the subdivision has to follow the preliminary plat guidelines and that is one of the requirements.

Lambrecht inquires as to when this parcel of ground was split off from a larger piece of ground? Wirtz advises that she is unsure.

Chairman Lambrecht opened the public hearing.

Chairman Lambrecht closed the public hearing.

Lambrecht asked Wirtz what is the verbiage for the roads on subdivisions? Is there two verbiages for roads or just one? Wirtz replies there are two verbiages for roads. Lambrecht inquires if there is a criteria for the roads? Wirtz explains that they would have to meet the standard of 66' row dedicated.

Commission discusses the roads standards and the turnaround relating to larger vehicles.

Petznick makes a motion to approve the Pony Ridge Preliminary Subdivision Plat as presented. Wirtz asks with the exclusions right? Schjodt seconded, but had a question relating to green space definition. Wirtz reads green space definition and Commission discusses.

Lambrecht advises that his concern is on the 9 acre subdivision and the required standards for the roads. As a subdivision standard, we can ask that the road be updated and if we lot split this 9 acres and set the precedence, are we going to have future issues with 10 acre parcels that want to lot split and they do not want to upgrade the roads or meet the required standards that a larger subdivision has too. Wirtz explained that is why the subdivision regulations are in place and road requirements must be met. There are costs involved that the average individual would not be willing to invest.

Petznick asks whether the road is required to be paved. Wirtz advises that the first 100' has to be paved, since it comes off of a County Road. Commission discusses the road requirements and acreage with applicant and Wirtz.

Lambrecht states that there is a motion on the floor to approve the preliminary plat of the Pony Ridge Subdivision with the exclusions and conditions.

MOTION: Petznick
I move to approve the Pony Ridge Preliminary Plat with the following exclusions: (1) waive green space and (2) waive perc test. Additionally, the following conditions must be met: provide location of the septic tank on property and pave first 100' of road coming off of County Road.

SECOND: Schjodt
Questions arose regarding the paving of Pony Ridge Road. Schjodt stated that the road will only be used by 3 residences (two in subdivision and one adjacent property) and by not requiring paving beyond the first 100' should not set precedence for future subdivisions.

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

MOTION CARRIED

NEW BUSINESS

REPORTS FROM STAFF

Wirtz advises that Skinny Bones has approached her asking how they can be permitted to due outdoor weddings. What would they need to add this to the CUP that is already in place. Wirtz explains what is allowed under their current CUP. Commission discusses and Wirtz will research for next meeting.

Wirtz informs that the County is required by State Statute to have an energy plan in place prior to January 1, 2015 and The County Board has agreed to hire Keith Marvin to complete the plan.

Updated Interlocal Agreements between Washington County and the Village of Washington, City of Fort Calhoun and Village of Arlington have been presented to their Boards for approval. Fort Calhoun has decided to add stormwater erosion to their agreement and Wirtz states that she will be meeting with Arlington and Fort Calhoun at their upcoming meeting. At this time Arlington has not decided whether or not to adopt the stormwater enforcement.

ITEMS FROM THE MEMBERSHIP

ITEMS FROM THE PUBLIC

ADJOURNMENT

MOTION: Albracht
I move to adjourn the meeting

SECOND: Neuverth

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

The meeting was adjourned at 8:08 p.m.

Gary Lambrecht, Chairman