

WASHINGTON COUNTY PLANNING COMMISSION MINUTES

February 5, 2015

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
Terry Rasmussen
Lyle Schjodt

Tanna Wirtz
Teresa McBride

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COMMISSION ACTION:

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

With regard to the December 4, 2014 minutes, the following action was taken:

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

With regard to the agenda, the following action was taken:

Tanna Wirtz asked that the Reports from Staff concerning the CUP renewals be moved to the beginning of the meeting.

MOTION: Rasmussen
I move the agenda be approved, as corrected.
SECOND: Albracht
VOTE: Aye – Albracht, Lambrecht, Mathiesen, Rasmussen, 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

REPORTS FROM STAFF

Wirtz reminded the commission that these CUPs can be handled administratively unless there have been public complaints. Gordon Anderson was there representing the City of Omaha to address any questions or concerns pertaining to the 7 sludge CUP renewals.

Conditional Use Permit reviews for February:

89-05	3C's ^{C/O} Terry Cameron	sludge	Renew 1 year
98-12	Thompsen, Mark & Scott	sludge	Renew 1 year
00-08	Gerald Hoegermeyer	sludge	Renew 1 year
01-01	Kriete Farms	sludge	Renew 1 year
11-03	Scott Wehrmann	corn milling bio-solids (Letter stating no longer using)	Revoked
11-05	Dam's Farms	sludge	Renew 1 year
14-01	R. Wilkens & Sons	sludge	Renew 1 year
14-07	Ruwe's	sludge	Renew 1 year

Mathiesen asked why Wehrmann was being revoked. Wirtz stated that Wehrmann is no longer using bio-solids.

Lambrecht asked that each month's renewals be put in the packets that are sent to the Commission members before the meeting, so they have time for review.

LOT SPLIT

1. Lot Split request for Larry Sprick & Janice Huckleberry Trustees

To create a 4.308 acre split to separate the existing house and outbuildings from existing farm ground in Section 15 Township 19 North Range 9 East of the Sixth P.M. (location: 16953 County Road 7, Herman, NE)

Vern Geisler, representing Larry Sprick & Janice Huckleberry, addressed the commission. He has farmed this land for 44 years and now wants to buy some of it to build a new home. Wirtz stated that the land is eligible for a split.

Chairman Lambrecht opened the public hearing.

Chairman Lambrecht closed the public hearing.

Chairman Lambrecht asked for any comments or a motion from the Commission.

MOTION: Schjodt
I move to approve the Lot Split request for Larry Sprick & Janice Huckleberry Trustees.
SECOND: Mathiesen
VOTE: Aye – Albracht, Lambrecht, Mathiesen, Rasmussen, Schjodt
Nay – none MOTION CARRIED

REZONE

2. Rezone request for Larry Sprick & Janice Huckleberry Trustees

Request to rezone from A-1 Agriculture Primary to A-LSR Agriculture-Lot Split Residential of a proposed 4.308 acre tract in Section 15 Township 19 North Range 9 East of the Sixth P.M. (location: 16953 County Road 7, Herman, NE)

Chairman Lambrecht opened the public hearing.

Chairman Lambrecht closed the public hearing.

Chairman Lambrecht asked for any comments or a motion from the Commission.

MOTION: Mathiesen
I move to approve the Rezone request for Larry Sprick & Janice Huckleberry Trustees.
SECOND: Rasmussen
VOTE: Aye – Albracht, Lambrecht, Mathiesen, Rasmussen, Schjodt
Nay – none MOTION CARRIED

CONDITIONAL USE PERMIT

3. Conditional Use Permit request for Larry Sprick & Janice Huckleberry Trustees

Request to allow for two principal buildings on one lot of record during the building process for a new home on a 4.308 acre tract in Section 15 Township 19 North Range 9 East of the Sixth P.M. (location: 16953 County Road 7, Herman, NE)

Vern Geisler addressed the commission, stating that the building may be torn down sooner than later so this may not be necessary, but he is covering his bases just to make sure.

Chairman Lambrecht opened the public hearing.

Chairman Lambrecht closed the public hearing.

Chairman Lambrecht asked for any comments or a motion from the Commission.

MOTION: Rasmussen
I move to approve the Conditional Use Permit request for Larry Sprick & Janice Huckleberry Trustees.
SECOND: Albracht
VOTE: Aye – Albracht, Lambrecht, Mathiesen, Rasmussen, Schjodt
Nay – none MOTION CARRIED

FINAL PLAT

4. Final 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)

Richard Brock, representing Keith Edquist, was present and available to answer questions. The requested information on the septic system had been provided.

Chairman Lambrecht opened the public hearing.

Chairman Lambrecht closed the public hearing.

Chairman Lambrecht asked for any comments or a motion from the Commission.

Schjodt stated that even though he voted to approve the Preliminary Plat, he has had second thoughts of approving this type of Subdivision. He is not sure this goes along with the comprehensive plan for the County.

Wirtz read the definition of Subdivision from the Regulation book. This situation meets the guidelines of the regulations. She also stated that the School Transportation Department does not have a problem, because they do not pull off the County Road. They would not be going down the driveway. The fire department has also given their approval.

Lambrecht read the definition of Small Tract Subdivision. There can be a difference in interpretation. The goal is to have the proper infrastructure in place.

Rasmussen asked how small a tract can be. Wirtz stated as small as 2 acres with rural water.

The Preliminary Plat approval was with 100' of paved road. This was a waiver from the required approx. 300'. Discussion was held on whether or not to waive the required amount of paving.

The question was asked if the Commission can change its requirements from the Preliminary Plat Approval to the Final Plat approval. Wirtz said even though it is possible, it does not usually occur.

MOTION: Rasmussen
 I move to approve the Pony Ridge Final Plat with the condition that they pave to the driveway and the following exclusions: (1) waive green space, (2) waive perc test and (3) waive bus loop.

SECOND: Schjodt

VOTE: Aye – Albracht, Mathiesen, Rasmussen, Schjodt
 Nay – Lambrecht

MOTION CARRIED

REZONE

5. Rezone request of Keith B. Edquist

Request to rezone from A-1 Agriculture Primary to RS-1 Rural Subdivision, a proposed 2 lot residential subdivision of approx. 4.504 and 4.118 acre tracts, of Tax Lot 94, Section 29, Township 17, North Range 13, East of the Sixth P.M. (general location: 2271 Pony Ridge Lane)

Chairman Lambrecht opened the public hearing.

Chairman Lambrecht closed the public hearing.

Chairman Lambrecht asked for any comments or a motion from the Commission.

MOTION: Mathiesen
 I move to approve the Pony Ridge Rezone

SECOND: Rasmussen

VOTE: Aye – Albracht, Lambrecht, Mathiesen, Rasmussen
 Nay – Schjodt

MOTION CARRIED

PRELIMINARY PLAT

6. Preliminary request of Bob Sheets

Preliminary Plat of Sheets Hilltop Acres Subdivision, a proposed 2 lot residential subdivision of approx. 3.010 and 8.507 acre tracts, a subdivision of Tax Lot 14, Section 17, Township 19, North Range 11, East of the Sixth P.M. (general location: 15239 County Road P10, Blair, NE)

Chairman Lambrecht opened the public hearing.

Sue Mahr, neighbor to the North of Bob sheets property, asked for a general explanation of what Bob Sheets is wanting to do. Wirtz explained that he wanted to split the land so someone could build on the other parcel. Wirtz also read the list of requested waivers. The neighbors were okay with that, as long as only one additional house could be built.

Bob Sheets spoke, explaining that he thought he had 13 acres, only to find out he only had 10 after the road dedication and there was nothing he could do with what he had left.

Chairman Lambrecht closed the public hearing.

Chairman Lambrecht asked for any comments or a motion from the Commission.

Wirtz stated that the County Roads Department has approved a driveway for the newly created parcel.

Schjodt was concerned about the precedent set by allowing this type of split to be called a Subdivision. He requested a meeting of the Six Pack to discuss this further before making a decision.

MOTION: Schjodt
 I move to postpone action on this item until after a six pack meeting.
 SECOND: Albracht
 VOTE: Aye – Albracht, Lambrecht, Rasmussen, Schjodt
 Nay – Mathiesen MOTION CARRIED

FINAL PLAT (Postponed)

7. Final request of Bob Sheets

Final Plat of Sheets Hilltop Acres Subdivision, a proposed 2 lot residential subdivision of approx. 3.010 and 8.507 acre tracts, a subdivision of Tax Lot 14, Section 17, Township 19, North Range 11, East of the Sixth P.M. (general location: 15239 County Road P10, Blair, NE)

MOTION: Rasmussen
 I move to postpone action on this item until after a six pack meeting.
 SECOND: Mathiesen
 VOTE: Aye – Albracht, Lambrecht, Mathiesen, Rasmussen, Schjodt
 Nay – none MOTION CARRIED

REZONE (Postponed)

8. Rezone request for Bob Sheets

Request to rezone Sheets Hilltop Acres from A-1 Agriculture Primary to RS-1 Rural Subdivision and RS-2, a proposed 2 lot residential subdivision of approx. 3.010 and 8.507 acre tracts, a subdivision of Tax Lot 14, Section 17, Township 19, North Range 11, East of the Sixth P.M. (general location: 15239 County Road P10, Blair, NE)

MOTION: Rasmussen
 I move to postpone action on this item until after a six pack meeting.
 SECOND: Mathiesen
 VOTE: Aye – Albracht, Lambrecht, Mathiesen, Rasmussen, Schjodt
 Nay – none MOTION CARRIED

ZONING REGULATION TEXT AMENDMENT

9. Washington County Zoning Regulation Text Amendment to include Matrix

Article 2: Construction and Definitions, Section 2.03 Definition of Terms, add definitions for Fuel Station; Marina; Recreational Vehicle and Boat Repair Facility; Recreational Vehicle (RV) Park Complex.

Chairman Lambrecht opened the public hearing.

Chairman Lambrecht closed the public hearing.

Chairman Lambrecht asked for any comments or a motion from the Commission.

MOTION: Lambrecht
 I move to approved Washington County Zoning Regulation Text Amendment to include Matrix

SECOND: Schjodt
VOTE: Aye – Albracht, Lambrecht, Mathiesen, Rasmussen, Schjodt
Nay – none

MOTION CARRIED

ZONING REGULATION TEXT AMENDMENT

10. Washington County Zoning Regulation Text Amendment to include Matrix

Article 2: Construction and Definitions, Section 2.03 Definition of Terms, Subsection 2.03.236 Restaurant.

(1) Consolidate Subsection 2.03.236 Restaurant definition to include Subsection 2.03.237 Restaurant Take-Out and Subsection 2.03.238 Restaurant Fast Food. Replace Subsection 2.03.236 numeric with 2.03.224.

Chairman Lambrecht opened the public hearing.

Chairman Lambrecht closed the public hearing.

Chairman Lambrecht asked for any comments or a motion from the Commission.

MOTION: Mathiesen
I move to approved Washington County Zoning Regulation Text Amendment to include Matrix
SECOND: Rasmussen
VOTE: Aye – Albracht, Lambrecht, Mathiesen, Rasmussen, Schjodt
Nay – none

MOTION CARRIED

NEW BUSINESS

Wirtz addressed the need to change the Conditional Use Permit for Cottonwood Marina, Inc and Riverview RV Park LLC to include the definitions of an RV Park Complex. A new CUP will be needed.

Wirtz informed the commission that the County's application to become a Livestock friendly county was denied. There are six criteria and the County only meets three.

Also, Legislation LB106, which gives the state control over livestock regulations, is in discussion. Wirtz would like the commission members input on the bill. The commission discussed what the bill means and how it would affect our County. Washington County needs to work on our regulations regardless of the passing of this bill. This can be discussed with the six pack also.

Wirtz will try to schedule a six pack meeting for Monday, February 9th at 7:00pm in the Supervisor's room.

ITEMS FROM THE MEMBERSHIP

ITEMS FROM THE PUBLIC

ADJOURNMENT

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

The meeting was adjourned at 8:55 p.m.

Gary Lambrecht, Chairman