

WASHINGTON COUNTY PLANNING COMMISSION MINUTES

May 7, 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, Chairman
Matt Mathiesen, Vice Chairman
Lyle Schjodt
Terry Rasmussen
Dale Albracht
Wes Petznick

Tanna Wirtz
Teresa McBride
Terri Stanford

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COMMISSION ACTION:

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

With regard to the April 12, 2015 minutes, the following action was taken:

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

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

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

PUBLIC HEARINGS

CONDITIONAL USE PERMIT

1. Ray & Eleanor Harmon Family Ltd Part./Camp Fontanelle

Conditional Use Permit for a sign, advertising Camp Fontanelle, on the SW corner of Hwy 91 and County Road 3, Tax Lot 69, Section 8 Township 18 North-Range 9 East of the Sixth P.M. (general location: Hwy 91 and County Road 3, Nickerson, NE)

Trent Meyer representing Camp Fontanelle, explained that the State Hwy Dept had removed the old sign on Hwy 9, due to Federal Legislation and since then the location of the camp is a problem. Trent explains according to the Nebraska Department of Roads, Camp Fontanelle is a Class 4 and according to that they are allowed a 8' sign up on private property, if there is a lease from landowners. There is a lease agreement between the Harmon's and Camp Fontanelle. To make application to the State, they must have County approval first. He would like two 8' signs, double sided, if possible. The only lighting would be solar lights, if any at all.

Commission discusses the State right-a-way and where sign is located.

Chairman Lambrecht opened the public hearing.

Chairman Lambrecht closed the public hearing.

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

Commission discusses signs located along State Highways and Washington County Roads.

Wirtz reads the sign regulations and the Ag regulations regarding signs.

MOTION: Schjodt
I move to approve the Conditional Use Permit for a two-sided sign for Camp Fontanelle up to the allowable size within the Washington County regulations with a 1 year review.

SECOND: Petznick

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

MOTION CARRIED

CONDITIONAL USE PERMIT

2. Cottonwood Marina, Inc./Arp Farms, Inc.

Conditional use permit for a sign, advertising Cottonwood Marina, Inc., on the NW corner of intersection P14 and P33, Section 25 Township 19 North-Range 11 East of the Sixth P.M. (general location: County Road P14 and County Road P33, Blair, NE).

Steve Lupardus representing Cottonwood Marnia, explains where they would like the sign to be, and what it would look like. They are proposing a 10' x 12' x 16' two-sided, lighted sign.

Wirtz reads the sign regulations and the Ag regulations regarding signs. Commission discusses regulations.

Lambrecht asks Lupardus "Why he picked that side of the road". Lupardus explains.

Petznick inquires if it would be a two-sided sign and Lupardus states that "yes", they would like it to be if possible.

Lupardus states that the sign would be on the private property of Arp Farms, Inc. with their permission. It would be placed off the road far enough as not to block visibility for traffic. Lambrecht asks about the dimensions of the sign and wonders if the size of the sign will block visibility for traffic on the west? Lupardus explains how they measured from where they would like the sign to be placed and road.

Albracht stated there is a formula for calculating how far a sign needs to be off the road to not block the site of vision of the drivers. That information will need to be determined, the Roads Dept would need to be consulted on their rules and regulations.

Chairman Lambrecht opened the public hearing.

Darrell Boesiger spoke regarding the triangle formula used to determine where signs are to be placed. He also believed the speed limit in the area plays a factor in how far signs need to be off the road.

Chairman Lambrecht closed the public hearing.

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

Rasmussen asks if there are any regulations as to how big a size can be? Lambrecht advises that currently the regulations state a sign can be 50' per side, but a CUP can be presented to the Commission for a larger size.

Mathiesen asks if they want the sign size as presented. Lupardus stated the sign could be smaller if necessary, but they would like it to be big and nice. Lambrecht suggested the sign might need to be higher, but needs to be wherever it is the safest place. The Roads Dept will have the final say in where it can be placed.

Petznick inquires how many signs are at the location now? Lupardus states he believes there are currently two other signs near that intersection. Discussion is had about the current signs in that area.

Commission discusses the visibility and the placement of the sign.

Lambrecht explains that a determination as to what size the sign will be and if lights will be allowed at this point. Commission continues to discuss.

MOTION: Lambrecht
I move to approve the Conditional Use Permit request for a 100' sign with equivalent or two 150 watt lights with shielding capability, with sign placement fitting the Wash Co Road Dept's approved site at intersection and a review in 1 year.

SECOND: Schjodt

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

MOTION CARRIED

ZONING REGULATION TEXT AMENDMENT

3. Washington County Zoning Regulation Text Amendment to include Matrix

Article 2: Construction and Definitions, Section 2.03.219 Definition of Terms, Recreational Vehicle (RV)

Wirtz proposed amending the definition of RV’s in the Zoning Regulation to make clear what is allowed to be called an RV. Wirtz explains the County is having issues with people calling portable sheds and other structures RV’s.

Commission continues to discuss the issues with the various RV parks located in Washington County.

Lambrecht asked the difference in the definition as it is and the proposed definition. Wirtz explains at this time, the definition does not specify size limitations and requirement of a license.

Commission discusses what FEMA requirements are and how these issues should be enforced and where that responsibility lies.

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 asked that this be continued to the next meeting after we have input from the County Attorney.

MOTION: Lambrecht
I move to continue this to the next meeting with the County Attorney in attendance or approval.

SECOND: Schjodt

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

MOTION CARRIED

NEW BUSINESS

Lot Merger Clarification: Wirtz explained that the regulations are vague in what Lot Mergers can be done administratively and which ones have to come before the Board. The Commission was asked to look them over and give input at the next meeting.

Planning Commission By Laws: The Commission was given the minutes for the June 2, 2011 meeting, where Schjodt asked that NACO’s Ethical Principles for County Officials be added to the Commission’s proposed By Laws. No action was ever taken on this item. She asked if this was something the Commission would still like to do.

Lambrecht asked that the NACO’s Ethical Principles for County Officials be included in next month’s packets, so the members can review and then they will decide what action to take in regards to the By Laws.

REPORTS FROM STAFF

ITEMS FROM THE MEMBERSHIP

Issues at Desoto Park Estates were discussed. Lambrecht asks what is everyone's definition of a mobile home and RV. Wirtz explains that original CUP was for a mobile home park which is different from an RV Park.

ITEMS FROM THE PUBLIC

ADJOURNMENT

MOTION: Rasmussen
I move to adjourn the meeting.

SECOND: Petznick

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

The meeting was adjourned at 8:43 p.m.

Gary Lambrecht, Chairman