

WASHINGTON COUNTY PLANNING COMMISSION MINUTES

July 2, 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

Gary Lambrecht, Chairman
Steve Neuverth
Lyle Schjodt
Terry Rasmussen
Dale Albracht

STAFF PRESENT

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 May 7, 2015 minutes, the following action was taken:

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

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

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

Conditional Use Permit reviews for July: Approved Administratively per County Zoning Regulations Section 6.14 and 6.1

Tyson Farms 87-03 mfg home for hired hand Approved 1 year
Anthony Riecken 13-07 acc building before house Approved 1 year
Terry & Bonnie Lang 14-11 two homes temporarily Approved 1 year

PUBLIC HEARINGS

LOT SPLIT

1. Lot Split request for Gale and Gloria Peterson

To create a 6.28 acre split to separate the existing house and outbuildings from existing farm ground in Section 29 Township 20 North Range 10 East of the Sixth P.M. (location: 21712 Co. Rd. 4, Herman, NE)

Gloria Peterson states that they are splitting the house and buildings from the existing land, as the acreage is being sold.

Chairman Lambrecht opened the public hearing.

Chairman Lambrecht closed the public hearing.

Wirtz advises the Commission that she is waiting on a survey relating to an easement that must be granted, otherwise the property would be land locked. Commission discusses the property, easement and driveway.

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

MOTION: Lambrecht
I move to approve the Lot Split with stipulations on the easement to both the property and to the farm ground.
SECOND: Neuverth
VOTE: Aye – Lambrecht, Neuverth, Schjodt, Rasmussen, Albracht
Nay – none

MOTION CARRIED

REZONE

2. Rezone request for Gale and Gloria Peterson

Request to rezone from A-1 Agriculture Primary to A-LSR Agriculture-Lot Split Residential of a proposed 6.28 acre tract in Section 29 Township 20 North Range 10 East of the Sixth P.M. (location: 21712 Co. Rd. 4, 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: Schjodt
I move to approve the ReZone contingent on the approval of the Lot Split.
SECOND: Albracht
VOTE: Aye – Lambrecht, Neuverth, Schjodt, Rasmussen, Albracht
Nay – none

MOTION CARRIED

ZONING REGULATION TEXT AMENDMENT - Continued from May 7, 2015 Meeting

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 states that the Zoning Regulations are in the process of being rewritten and updated. County Attorney Vander Schaaf suggest that the amendment wait until that time, so that clarification can be made. Wirtz's recommendation at this time would be for the Commission to make a motion to deny the text amendment.

Rasmussen asks "If they move not to approve the amendment, does it just die then"? Wirtz confirms with "Yes".

Chairman Lambrecht opened the public hearing.

Chairman Lambrecht closed the public hearing.

Lambrecht inquires as to the time frame when this rewrite and update will begin. Wirtz states the bids will be presented to the Board of Supervisors at the July 14, 2015 meeting and after that it will move forward. Rasmussen asks "Who will rewrite and update the regulations"? Wirtz advises that a Planning Consulting Company will rewrite.

Lambrecht inquires how many public hearings will be needed for this rewrite. Wirtz advises that she believes approximately two hearings, as only the regulations will be rewritten, not the comprehensive plan, but is unsure. Lambrecht asks "If the Planning Commission will be consulted before, during or after". Wirtz states all.

Members of the public question if the text amendment being discussed had anything to do with the electric permit applications for Desoto Park. Wirtz states "No" and explains that the current Zoning Regulations are being updated and rewritten.

Discussion continues among the Commission about the update and rewrite, along with what action was discussed at the Six Pack meeting.

Members of public inquire about permit applications applied for and the time frame for approval. Wirtz explains that the Planning and Zoning Office has sixty (60) days to review and approve all permit applications. Lambrecht advises the public and members that Agenda Item 3 is in the process of being discussed and that if they wish to discuss this subject further, they may present questions during the *Items From The Public* and *Items From The Membership* section of the meeting.

Commission members review the notes taken at the six pack meeting, along with the definition for RV. Wirtz explains County Attorney Vander Schaaf advised that instead of breaking the definition language down, it would be best to state that it must comply with Nebraska State Statutes, he did not indicate which Statutes as he would need to review the information. Commission continues discussion.

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

MOTION: Schjodt
I move to take no action on the Zoning Regulation Text Amendment.
SECOND: Rasmussen
VOTE: Aye – Lambrecht, Neuverth, Schjodt, Rasmussen, Albracht
Nay – none

MOTION CARRIED

NEW BUSINESS

Planning Commission By Laws

Wirtz explains that Planning Commission By Laws were addressed during 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. At the May 7, 2015, Planning Commission meeting the Commission discussed the By Laws and Lambrecht asked that the NACO’s Ethical Principles for County Officials be included in next month’s packets, so the members could review and then decide what action to take in regards to the By Laws.

Commission was provided a copy of the NACO’s Ethical Principles for County Officials in their July 2, 2015 packets. The Ethical Principals were discussed and clarification was needed on one of the ethical principles. Wirtz stated that the information would be obtained and the commission would be advised as to finding. The Commission continues discussing By Laws and decides to wait on adopting the By Laws until further information can be provided.

Car Business - Whispering Oaks (Traffic-Trespassing)

Wirtz states that she has had numerous complaints about truck traffic, trespassing, trucks driving across property relating to a car business in Whispering Oaks. Apparently, the business has been there for several years, unsure how long. There is no CUP, but if it was per 1979 it is grandfathered. Wirtz advises that she just wanted to make the commission aware of the complaints.

REPORTS FROM STAFF

ITEMS FROM THE MEMBERSHIP

ITEMS FROM THE PUBLIC

Lisa Hartline states that they are wanting clarification on the how the permit process works. Wirtz explains that when a permit application is applied for the Planning and Zoning office has sixty (60) days to review and approve them. Wirtz states that because of some issues with the Desoto Park area, permit applications for that area are being held. Hartline inquires as to when all this come into effect? Wirtz states that it was within the last 10 days and that Desoto is in non-compliance. Lambrecht advises Hartline that the Washington County Planning Commission is a recommendation Board for the Washington County Board of Supervisors and what generally is presented to the Planning Commission relates to Zoning. He states that they are best to bring the issue before the Board of Supervisors as that Board has the power to give answers on the issue. Hartline is informed that the Board of Supervisors meet on the second and fourth Tuesdays of each month and the next meeting will be July 14, 2015 at 8:30 am.

Mick McClanahan, President of Desoto Park Estates inquires as to where the Building Code requirements for electrical in Washington County can be found. Wirtz advises Washington County has adopted and follows the 2014 National Electrical Code (NEC).

ADJOURNMENT

MOTION: Schjodt
I move to adjourn the meeting.
SECOND: Rasmussen
VOTE: Aye – Lambrecht, Neuverth Schjodt, Rasmussen, Albracht
Nay – none

The meeting was adjourned at 8:00 p.m.

Gary Lambrecht, Chairman