

WASHINGTON COUNTY PLANNING COMMISSION MINUTES

August 6, 2015

7:00 p.m.

Supervisors Room, County Courthouse, 1555 Colfax Street, Blair, Nebraska

“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
Matt Mathiesen
Wes Petznick

STAFF PRESENT

Tanna Wirtz
Teresa McBride

COMMISSION ACTION:

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

With regard to the July 2, 2015 minutes, the following action was taken:

MOTION: Schjodt
I move the minutes be approved as presented

SECOND: Neuverth

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

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

MOTION: Petznick
I move the agenda be approved

SECOND: Albracht

VOTE: Aye –Lambrecht, Neuverth, Schjodt, Rasmussen, Albracht, 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 counter in the back of the room.

OLD BUSINESS/RENEWALS

Conditional Use Permit reviews for August: Approved Administratively per County Zoning Regulations Section 6.14 and 6.18

R. Wilkens & Sons	02-05	sludge
Mike Fitzgerald	04-04	corn milling bio-solids
Wurdeman	13-02	corn milling bio-solids

Gordon, from the City of Omaha, stated that the Wilkens site was active even though they would not be using sludge this year. They want to keep the CUP for next year. Wirtz stated there had been no complaints about this property. Lambrecht explained that the Planning Commission no longer votes on the CUP's which can be approved administratively. Gordon would only be contacted if there were any complaints.

PUBLIC HEARINGS

LOT SPLIT

1. Lot Split request for Walter Blum

To create a 2 acre tract to sell to adjacent landowner from existing farm ground in Section 29 Township 20 North Range 10 East of the Sixth P.M. (location: 21644 County Road P2, Herman, NE)

Gary Kruger explained he was buying a 2 acre tract from the adjacent landowner as he intends to build a grain bin on it.

Petznick inquires about the location of the road. Kruger stated the road is located to the South.

Lambrecht asks why Kruger did not just add the tract to his farm land. Kruger states that was his original intent, but there are benefits to keeping the tract separate. Wirtz explains that the property could be used as a building site in the future, if desired and the farm land would still be eligible for a split.

Wirtz stated all notices went out and no complaints were made. The survey has to be updated to include the road dedication.

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 Lot Split with the updated survey showing the road dedication.
SECOND: Rasmussen
VOTE: Aye – Lambrecht, Neuverth, Schjodt, Rasmussen, Albracht, Mathiesen, Petznick
Nay – none MOTION CARRIED

REZONE

2. Rezone request for Walter Blum

Request to rezone from A-1 Agriculture Primary to A-LSR Agriculture-Lot Split Residential of a proposed 2 acre tract in Section 29 Township 20 North Range 10 East of the Sixth P.M. (location: 21644 County Road P2, 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.

Lambrecht stated that if Krueger originally wanted to do a boundary change, why couldn't he do that. Wirtz read Regulation 2.02.07 #3 stating that "All lot splits will be rezoned A-LSR". She also stated a boundary change involves only a minor change in the lot line location. There is no clarification as to what a "minor" change means. The board discussed the reasons for rezoning or leaving the land zoned A-1. The board's thoughts were to leave it A-1. Wirtz advised that Krueger will have more options if the 2 acre tract is kept separate, explaining the two acres could be a future building site and the farm would still be eligible for a lot split. The Commission recommended looking into this further to see if a boundary line change would be better for Krueger. A boundary line change could be done administratively. The Commission will leave this decision between Krueger and Wirtz.

MOTION: Neuverth
I move to approve the rezone as requested.
SECOND: Mathiesen
VOTE: Aye – Lambrecht, Neuverth, Schjodt, Rasmussen, Albracht, Mathiesen, Petznick
Nay – none MOTION CARRIED

NEW BUSINESS

Approval of Zoning Regulations Update

Wirtz advises that the Board of Supervisors approved a bid for the County regulations to be updated. Keith Marvin will be handling the update. The regulations can be updated a section at a time with the entire project to be completed hopefully within a year. Wirtz requested input from the Planning Commission for suggestions for updates. Schjodt states that the Livestock regulations need to be given priority. For a livestock friendly rating, our regulations need to be more specific in the areas of setbacks, size of operations and definitions.

Code of Ethics

Wirtz stated she had contacted NACO regarding definitions in the Code of Ethics and had not heard back from them.

REPORTS FROM STAFF

ITEMS FROM THE MEMBERSHIP

ITEMS FROM THE PUBLIC

ADJOURNMENT

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

The meeting was adjourned at 7:40 p.m.

Gary Lambrecht, Chairman