

WASHINGTON COUNTY PLANNING COMMISSION MINUTES

February 4, 2016

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

Terri Stanford
Teresa McBride

COMMISSION ACTION:

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

At time of roll call, member Matt Mathiesen was absent. He arrived a few minutes later.

With regard to the September 3, 2015 minutes, the following action was taken:

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

MOTION CARRIED

It being the first meeting of the 2016 calendar year, the election of Officers (Chairman and Vice-Chairman) was held:

Rasmussen nominated Lambrecht for Chairman. No other nominations were presented.

MOTION: Rasmussen
I move that nominations close and a ballot be cast for Gary Lambrecht as Chairman.
SECOND: Schjodt
VOTE: Aye - Schjodt, Rasmussen, Petznick, Neuverth, Albracht and Lambrecht
Nay – none

MOTION CARRIED

Neuverth nominated Mathiesen for Vice-Chairman. No other nominations were presented.

MOTION: Neuverth
I move that nominations close and a ballot be cast for Matt Mathiesen as Vice-Chairman.
SECOND: Schjodt
VOTE: Aye - Rasmussen, Petznick, Neuverth, Albracht, Lambrecht and Schjodt
Nay – none

MOTION CARRIED

Planning Commission By Laws to include Code of Ethics

Lambrecht asked what action the staff was requesting on this item. Stanford stated that the bullet item under Article 11 of the Code of Ethics that had been in question has been changed.

Lambrecht asked if there was any discussion on the By Laws and the Code of Ethics.

Schjodt asked “where does it mention when or how we elect Chair and Vice Chair?” Schjodt thinks the By Laws need to state that information for clarification. It is not stated now.

Schjodt also wanted some clarification on Quorums (Article 7.1.a). Discussion was held on the meaning of the statements and how to make them clear.

Rasmussen mentioned that under Membership (Article 3.1) it does not state where the members on the Planning Commission need to be from. Petznick stated that State Statutes dealt with that.

The Commission discussed the Quorum issue again. A majority of the Quorum can take action. Schjodt suggested changing (Article 7.1.a) to say “Four (4) members, a majority of the seven (7), shall constitute a quorum and the number of votes necessary to transact business shall be a majority of the members present.”

Lambrecht stated at this time they would return the By Laws to the Planning Department and bring it back at the next meeting.

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 on the door; 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

91-03	Kent Clausen	Mobile home for farm hand (Next meeting for discussion)
91-04	Lake Arrowhead	community center (Next meeting for discussion)
89-05	3C's % Terry Cameron	sludge
98-12	Thompson, Mark & Scott	sludge
00-08	Gerald Hoegermeyer	sludge
01-01	Kriete Farms	sludge
05-02	Martin Hoer	two homes temporarily (Next meeting for discussion)
11-05	Dam's Farms	sludge
14-01	R. Wilkens & Sons	sludge
14-07	Ruwe's	sludge (Next meeting for discussion)
14-14	Sprick-Huckleberry	two homes temporarily (Next meeting for discussion)

Lambert states that there are 4 other CUPs that need some action taken at the next meeting.

Gordon, from the City of Omaha, stated that the Ruwe site has not be using sludge for years and that there is no contract with Ruwe for sludge. Stanford advised that the Planning Department was unaware of this information and the Ruwe CUP can be on the March agenda for discussion.

1. Scott Japp addressed the Planning Commission requesting Washington County to amend the Zoning Regulations to include his proposed draft of the Washington County Farmland Protection Act.

Lambrecht asked if a motion was needed to ask the Planning Department to put the WCFPA on the March agenda.

MOTION: Schjodt
I make a motion to present the WCFPA on the March agenda.
SECOND: Neuverth

Discussion:

Mathiesen asked why the Planning Commission needs to put something on the agenda.

Lambrecht stated that if something is not brought to the Planning Commission by the Planning Department, then they need to ask for it to be placed on the agenda.

Mathiesen doesn't want it to appear that this is the Planning Commission's idea.

Mathiesen asked if this was a final draft. Japp stated he was done working on it. If anyone had suggestions Japp was open to their input.

Mathiesen states he will not vote for this to be placed on the Agenda, but that doesn't mean he would not look at it. He just doesn't like the way this is being handled.

Schjodt asked if they could ask the County Attorney to take a look at this. Lambrecht stated he would feel better asking the County Attorney to look at it when it is an Agenda item.

MOTION: Schjodt
I make a motion that the Planning Department put the WCFPA on the March Agenda.
SECOND: Neuverth
VOTE: Aye –Albracht, Lambrecht, Neuverth, Rasmussen, Schjodt
Nay – Petznick, Mathiesen

MOTION CARRIED

PUBLIC HEARINGS

LOT SPLIT

2. Cottonwood Marina, LLC/Michael & Steve Lupardus

Conditional use permit request is for an on premise sign, advertising Cottonwood Cove Marina & RV Resort at the driveway entrance to Cottonwood Cove Marina, Lot 1, River Shores Subdivision, Section 30 Township 19 North-Range 12 East of the Sixth P.M. (general location: 10270 Riverside Lane, Blair, NE).

Mike Lupardus addressed the commission, explaining the purpose and design of the sign. The Commission had a picture of the proposed sign.

Petznick asked about the direction of the lights. Lupardus stated that the lights would be shining on the sign. There would be some lights on the pillars but not obstructive.

Schjodt asked if the headway clearance would accommodate high vehicles. Lupardus stated the pillars were 14' tall, so the clearance at the highest point would be 16'. Commission discussed clearance and overhead wires.

Mathiesen inquires if the other sign that had been approved was installed yet. Lupardus stated that the sign had not been installed yet.

Schjodt asks what the approximate square footage of the sign will be. Lupardus stated that it would be modeled after the Bass Pro signs.

Discussion was held on the difference between signs on public property vs. private property.

Lambrecht wondered why a CUP is required if it was on private property. Lupardus stated that the road is dedicated to the county. Stanford directed them to the copy of the Matrix stating a CUP was required.

Lambrecht stated that this is different than anything they have looked at before. This is driving into a private resort and most things are on major roads.

Petznick asked if letters were sent and was there any feedback. Stanford responded letters were sent and no feedback was received.

Chairman Lambrecht opened the public hearing

Bob French spoke in favor of the sign. His house is closes to the sign and the lights won't bother him. He also believes he speaks for most of the people who live in Cottonwood.

Chairman Lambrecht closed the public hearing.

Chairman Lambrecht asked for thoughts and actions from the Commission.

Schjodt inquires who maintained the County Road and the driveway. Lupardus stated the County maintains the road up to where the pavement stops. The Marina maintains it after that. There is plenty of room for the road grater and snow plow to turn around.

MOTION: Mathiesen
I move to approve the sign request as presented with the dimensions on the drawing with the lights and a renewal time of 10 years.
SECOND: Rasmussen
VOTE: Aye – Lambrecht, Neuverth, Schjodt, Rasmussen, Albracht, Mathiesen, Petznick
Nay – none

MOTION CARRIED

NEW BUSINESS

REPORTS FROM STAFF

Lambrecht asked for more detail on the CUP's up for renewal. Stanford stated that a couple of the CUP's dealt with W-2's for farmhands on property that is no longer being used by farmhands. The question was asked "are the houses no longer there?" The response was that they are no longer used by farmhands. Stanford explained that on one of them the land was split and is no longer being used by a farmhand. Lambrecht stated that the building can stay there and be used for something else. Neuverth asked if that was the Clausen property. Stanford explained that those lots had been split several times and the mobile home now sits on its own lot. Wirtz did not think that the CUP needed to continue.

Lambrecht asked if it was a process by the board to revoke CUPs that no longer needed to continue. Stanford replied that Wirtz wanted to bring them to the Board for discussion.

Stanford also explained that the CUP for Lake Arrowhead involved the office and community building, which was applied for many years ago, and probably was not needed any longer.

ITEMS FROM THE MEMBERSHIP

Rasmussen asked the status of the Zoning regulation revisions. Stanford advises that Keith Marvin was working on them with Wirtz.

Schjodt asked about the Ruwe CUP. Stanford stated that the office did not know there was no contract with him and does not believe that the signed renewal form had been returned. Stanford indicated that the matter would need to be discussed with Wirtz. Schjodt asked if the renewal form had been returned, would Wirtz automatically sign off on it. Normally, she would sign off on it after the Planning Commission meeting, but at this point since it has come to our attention that there is no contract, we would ask for confirmation from Ruwe in writing.

Schjodt inquires of Lambrecht if Wirtz has the power to revoke a CUP. Lambrecht states he does not believe Wirtz can revoke them and believes that it would need to be presented before the Commission.

ITEMS FROM THE PUBLIC

ADJOURNMENT

MOTION: Neuverth
I move to adjourn the meeting.

SECOND: Rasmussen

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

The meeting was adjourned at 8:30 p.m.

Gary Lambrecht, Chairman