

WASHINGTON COUNTY PLANNING COMMISSION MINUTES

April 7, 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

Matt Mathiesen, Vice Chairman
Steve Neuverth
Terry Rasmussen
Lyle Schjodt
Wes Petznick
Dale Albracht

STAFF PRESENT

Tanna Wirtz
Terri Stanford
Teresa McBride

COMMISSION ACTION:

Vice-Chairman Mathiesen called the meeting to order at 7:00 p.m.

Chairman Gary Lambrecht was absent.

With regard to the March 14, 2016 minutes, the following action was taken:

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

MOTION CARRIED

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

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

MOTION CARRIED

Vice Chairman Mathiesen 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.

PUBLIC HEARINGS

CONDITIONAL USE PERMIT

1. Cottonwood Marina, LLC/Michael & Steve Lupardus

Conditional Use Permit request is for expansion of campground in RV Park Complex for Cottonwood Cove Marina & RV Resort, Lot 2 River Shores Subdivision and tax lot 24, 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 that they were ready for the next phase of expansion of the campground. He presented documentation to the Commission stating that when the project began in the Spring of 2014 approval was received for the first phase. Now they are ready to continue with the second phase. The original map showed areas of future development. Phase two and phase three each contain another 100 campsites each.

Wirtz questioned the water capacity of the campground. Lupardus stated that before Phase three would begin another water system would be installed. The water and sewer systems are through the City. There is plenty of parking. One county road comes to the RV Park.

Vice-Chairman Mathiesen opened the public hearing.

Lois Gnuse, President of the Cottonwood Homeowners Association, addressed the commission. Cottonwood Homeowners are very supportive of the expansion. They appreciate all the work and the improvements.

Vice-Chairman Mathiesen closed the public hearing.

Vice-Chairman Mathiesen asked for thoughts and actions from the Commission.

Neuverth asked if the plan was to complete phase two before beginning phase three. Lupardus stated yes.

MOTION: Rasmussen
I move to approve the conditional use permit to allow for expansion of the RV Park Complex for Cottonwood Cove Marina & RV Resort Phases two and three with a renewal time to run in congruent with CUP #14-02.
SECOND: Schjodt
VOTE: Aye – Neuverth, Schjodt, Rasmussen, Albracht, Mathiesen, Petznick
Nay – none MOTION CARRIED

2. Dam’s Farms Inc./Dwight Dam

Conditional Use Permit to allow for the utilization of processed sludge as a fertilizer substitute and soil conditioner for Dam’s Farms Inc. The property involved is the W½ SE¼, Section 32-Township 20 North-Range 9 East of the Sixth P.M. (General location: north side of County Road 6 between County Road 3 and County Line Road).

Derek Dam informed the commission that his family bought an additional 80 acres and wanted to add the land to their sludge permit.

Gordon Anderson, City of Omaha Public Works, stated that Dam’s Farms have a current sludge permit. All the footwork has been done and neighbors contacted and there have been no issues.

Vice-Chairman Mathiesen opened the public hearing.

Vice-Chairman Mathiesen closed the public hearing.

MOTION: Petznick
I move to approve the CUP request to allow for the utilization of processed sludge as a fertilizer substitute and soil conditioner for Dam’s Farms Inc. as presented.
SECOND: Rasmussen
VOTE: Aye – Neuverth, Schjodt, Rasmussen, Albracht, Mathiesen, Petznick
Nay – none MOTION CARRIED

LOT SPLIT

3. Lot Split request for David & Marsha Ruwe

To split off one house and buildings from farm ground. There are currently 2 farmsteads on the 40.17 acre parcel, tax lot 6 in Section 24 Township 19 North Range 10 East of the Sixth P.M. (General location: 17614 County Road 14, Blair, NE).

Applicant was not present. Wirtz explained to the Planning Commission the Ruwe’s plan to split the land off for their son. The land is eligible for a lot split. There is no opposition.

Vice-Chairman Mathiesen opened the public hearing.

Vice-Chairman Mathiesen closed the public hearing.

MOTION: Schjodt
I move to approve CUP request as presented.
SECOND: Albracht
VOTE: Aye – Neuverth, Schjodt, Rasmussen, Albracht, Mathiesen, Petznick
Nay – none MOTION CARRIED

REZONE

4. Rezone request for David & Marsha Ruwe

Request to rezone from A-1 Agriculture Primary to A-LSR Agriculture-Lot Split Residential of proposed tax lot 6 in Section 24 Township 19 North Range 10 East of the Sixth P.M. (General location: 17614 County Road 14, Blair, NE).

Vice-Chairman Mathiesen opened the public hearing.

Vice-Chairman Mathiesen closed the public hearing.

MOTION: Petznick
I move to approve the Rezone request as presented.

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

MOTION CARRIED

BY- LAWS

5. Planning Commission By-Laws

Discussion and action on PC By-laws

Wirtz explained that the Planning Commission has to have a final draft of the changes to the By-Laws five days prior to the meeting and changes were made today, so the By-Laws cannot be voted on tonight. Wirtz advised that the Planning Departments website, which is no longer in use, is referenced in Article 5-2 of the By-Laws. That reference has been removed.

Research has been done on the issue of the number of members required to make a quorum and the necessary members required to take action. The Planning Commission would like to change Article 7, #1a to state “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 **membership present**”. Wirtz stated that she would have to check with Dave Ptak to make sure the change is legal.

Schjodt mentioned that we needed to add when and how the Chairman and Vice-Chairman are selected. The PC elects those positions at the first meeting of the year. That information would be added under Article 4-1.

MOTION: Rasmussen
I move to continue the approval of new By-Laws till the next meeting.
SECOND: Neuverth
VOTE: Aye – Neuverth, Schjodt, Rasmussen, Albracht, Mathiesen, Petznick
Nay – none

MOTION CARRIED

MEETING TIMES

6. Planning Commission Meeting Times

Discussion and action on the change of PC Meeting times for 7:30 pm during day light savings time and 7:00 pm otherwise.

The By-Laws state 7:00 pm and most people assume evening meetings start at 7:00 pm.

Vice-Chairman Mathiesen opened the public hearing.

Vice-Chairman Mathiesen closed the public hearing.

MOTION: Petznick
I move to leave the meeting time at 7:00 pm year round.
SECOND: Albracht
VOTE: Aye – Neuverth, Schjodt, Rasmussen, Albracht, Mathiesen, Petznick
Nay – none

MOTION CARRIED

OLD BUSINESS

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

93-08	Rhea Cattle	feed lot
14-15	Leisure Property, LLC	establish & operate a recreational area

Wirtz contacted DEQ for livestock permits in Washington County. There are not many permits. The existing permits are grandfathered, very vague on numbers and have contradictions. Wirtz recommended approving these permits as lawful at the time the new regulations are adopted. Wirtz plans to approve the livestock CUPS as they come due and, when the new regulations are adopted, try to get accurate numbers.

Wirtz informed the PC there has been no new activity at Leisure Property.

NEW BUSINESS

Discussion if CUP is required for Immanuel Lutheran Church to expand their existing school to include pre-school (location: 27052 Co. Rd. 12, Hooper)

Wirtz informed the PC that Immanuel Lutheran Church is planning to expand their existing school to include a pre-school. There is no action required from the PC, the school is grandfathered. Rasmussen stated that next year it will only be a pre-school.

REPORTS FROM STAFF

Silt fence requirements for pole barns: Wirtz pointed out to the PC that the Resolution on erosion control states that silt fences are required for pole buildings in a subdivision when the building exceeds 576 square feet. She questioned if silt fences were necessary for pole buildings since a small amount of dirt is moved. The PC recommended leaving the resolution as is.

Desoto splitting lots: The original approved plot for Desoto Park Estates was for 76 RV spots. Desoto Park Estates is now splitting some of those lots and making A & B lots. The PC wants them to bring in a new plot for approval if they want to split the existing lots.

Adult Entertainment: There is an establishment that has law suits against counties that don't accommodate their adult entertainment business. Our revised regulations will deal with this area.

Allen Hills road vacation: The Allen Hills Homeowners Association is in the process of vacating the second entrance into Allen Hills. This will not be an agenda item for the PC. The Board of Supervisors will make that determination.

Dirt moving on Hwy 75: Someone is selling dirt along Hwy 75 just North of Nashville. The regulations say that a CUP is required for mining activity, which includes dirt. Wirtz sent a notice explaining the requirements.

Shaner address dispute: Jeff and Kelli Shaner were given an address on North 7th street in Ft. Calhoun. North 7th street does not physically exist. It is not in the 911 system. Shaner's would like the county to make it recognized as a road. Wirtz suggested Shaners change their address. (Ft. Calhoun City jurisdiction)

ITEMS FROM THE MEMBERSHIP

ITEMS FROM THE PUBLIC

ADJOURNMENT

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

The meeting was adjourned at 8:15 p.m.

Matt Mathiesen, Vice Chairman