

WASHINGTON COUNTY PLANNING COMMISSION MINUTES

May 5, 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
Matt Mathiesen, Vice Chairman
Steve Neuverth
Terry Rasmussen
Lyle Schjodt
Dale Albracht

STAFF PRESENT

Tanna Wirtz
Terri Stanford

COMMISSION ACTION:

Chairman Lambrecht called the meeting to order at 7:05 p.m. Member Schjodt arrived at 7:06. Member Mathiesen arrived at 7:10.

With regard to the April 7, 2016 minutes, the following action was taken:

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

MOTION CARRIED

With regard to the agenda, the following action was taken: Wirtz added that Scott Japp and Vince Hartline would like to address the Commission.

MOTION: Schjodt
I move the agenda be approved as presented.
SECOND: Rasmussen
VOTE: Aye – Albracht, Neuverth, Rasmussen, Schjodt, Lambrecht
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 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

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

93-4	TBR % Terry Rasmussen	Feed Lot
15-04	Camp Fontanelle	Off Premise Sign
15-05	Cottonwood Marina	Off Premise Sign

PUBLIC HEARINGS

LOT SPLIT

1. Lot Split request for Thompson Properties, LLC/ Lela Thompson

To create a 3.53 acre tract split to separate the buildings from existing farm ground in N ½ SW ¼ in Section 25 Township 20 North Range 9 East of the Sixth P.M. (General location: 20322 County Road P9, Herman, NE).

Mark Thompson addressed the commission stating he had put up a new building and grain bins and he needed to borrow money against them and he cannot do that if he doesn't own the land. The operation of the land isn't changing. The only thing that changes is the name of the owner.

Chairman Lambrecht opened the public hearing.
Chairman Lambrecht closed the public hearing.
Chairman Lambrecht asked for thoughts and actions from the Commission.

MOTION: Rasmussen
I make a motion to approve the Lot Split request as presented.
SECOND: Mathiesen
VOTE: Aye – Albracht, Neuverth, Rasmussen, Mathiesen, Schjodt, Lambrecht
Nay – none

MOTION

REZONE

2. Rezone request for Thompson Properties, LLC/ Lela Thompson

Request to rezone from A-1 Agriculture Primary to A-LSR Agriculture-Lot Split Residential in N ½ SW ¼ in Section 25 Township 20 North Range 9 East of the Sixth P.M. (General location: 20322 County Road P9, Herman, NE).

Chairman Lambrecht opened the public hearing.
Chairman Lambrecht closed the public hearing.
Chairman Lambrecht asked for thoughts and actions from the Commission.

MOTION: Schjodt
I make a motion to approve the Rezone as presented.
SECOND: Neuverth
VOTE: Aye – Albracht, Neuverth, Rasmussen, Mathiesen, Schjodt, Lambrecht
Nay – none

MOTION CARRIED

BY- LAWS

3. Planning Commission By-Laws

Discussion and action on Planning Commission By-laws

The Planning Commission discussed the proposed changes to the By-laws regarding the required number of members present to do business. The By-laws now state that a majority of the members present can do business, as requested by the Planning Commission.

Chairman Lambrecht opened the public hearing.
Chairman Lambrecht closed the public hearing.
Chairman Lambrecht asked for thoughts and actions from the Commission.

MOTION: Lambrecht
I make a motion to approve the By-Laws as presented.
SECOND: Rasmussen
VOTE: Aye – Albracht, Neuverth, Rasmussen, Mathiesen, Schjodt, Lambrecht
Nay – none

MOTION CARRIED

NEW BUSINESS

Wirtz informed the Planning Commission that the Chairman of the Board of Supervisors, Carl Lorenzen, wants the Comprehensive Plan rewritten, as well as the Regulations.

Chairman Lambrecht stated that the Planning Commission would like to have parts of the Regulations as they are rewritten rather than wait for it all at once. Schjodt inquires if there is a time line when they might receive them to review. Wirtz advised that she had a meeting with Keith Marvin and there will be updates for review soon.

Darrell Bosinger stated that since he has been on the Blair Planning Commission, he had discovered there are properties within the City of Blair that are actually property of the County. He doesn't know if that needs to be addressed in the Comprehensive Plan.

REPORTS FROM STAFF

ITEMS FROM THE MEMBERSHIP

Chairman Lambrecht asked about the decision on the meeting time from the last meeting. He was told the time will remain at 7:00 pm.

ITEMS FROM THE PUBLIC

Vince Hartline addressed the Planning Commission regarding the number of Lots at Desoto Park Estates. Wirtz explained that the original plan for Desoto Park Estates had 76 Lots. They are proposing to split some of the larger Lots. Desoto is working with HHS with the water situation and the new well and they are adding a water system. Hartline explained that some of the Lots were 80' wide and they would now like to divide them into two 40' Lots. Lambrecht asks "How many additional lots". Hartline states, they would be adding ten/eleven additional Lots. They are on both sides of the road.

Mathiesen asked if they were asking for a replat. Wirtz stated Desoto Park Estates wants to have 87 Lots. Hartline stated that there are still other 80' Lots that they might want to divide in the future. The new water system is providing one water hydrant for every two Lots. More hydrants can be added as needed.

Chairman Lambrecht opened the discussion to the public should they wish to speak.

Lambrecht told Hartline that he could request to be on the agenda for the next Planning Commission meeting or he could put the matter on the Board of Supervisors agenda without the Planning Commissions action. Hartline requested to be on the agenda for the next Planning Commission meeting.

Wirtz reminded Hartline that there are still FEMA issues to deal with at Desoto Park Estates, regarding sheds and the trailer. Wirtz showed the map of the original wells and septic. Hartline stated that once the water distribution system is finished they will pull the old wells and fill them in. Wirtz reminded Hartline that the septic systems must be in working order and meet the distance requirements from the wells.

Lambrecht told Hartline to go to Merry Truhlsen and ask to be on the agenda for the May 24th meeting of the Board of Supervisors. Wirtz reminded the Planning Commission of the requirements for public notice. Schjodt wants it to be noted that Hartline is going to the Board of Supervisors without comment from the Planning Commission.

Lambrecht stated that he spoke to Ed Talbot regarding this issue and was told that issues could be discussed by the Planning Commission, but no action could be taken on the matter and no recommendation could be sent to the Board of Supervisors unless a Planning Commission member individually contacted the Board of Supervisors stating they have no problem with an issue. The Board of Supervisors can still act on it if they choose to. Lambrecht stated that in theory the Planning Commission is a fact finding recommendation board. Wirtz was in disagreement.

Scott Japp addressed the Planning Commission stating that he heard on the Blair radio station that the Comprehensive Plan was being discussed. He also asked if the revisions to the Comprehensive Plan would be online for the public to review. Wirtz stated the Planning Department no longer has a website, so she wasn't sure about that, but the matter would be looked into. Wirtz said she would talk to the consultant.

ADJOURNMENT

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

The meeting was adjourned at 7:45 p.m.

Gary Lambrecht, Chairman