

WASHINGTON COUNTY PLANNING COMMISSION MINUTES

June 2, 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
Terry Rasmussen
Lyle Schjodt
Wes Petznick

STAFF PRESENT

Tanna Wirtz
Terri Stanford
Teresa McBride

COMMISSION ACTION:

Chairman Lambrecht called the meeting to order at 7:00 p.m. Member Mathiesen arrived at 7:08. Members Neuverth and Albracht were absent.

With regard to the May 5, 2016 minutes, the following action was taken:

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

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

MOTION: Rasmussen
I move the agenda be approved as presented.
SECOND: Petznick
VOTE: Aye – Rasmussen, Schjodt, Lambrecht, 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 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
None

PUBLIC HEARINGS

LOT SPLIT

1. Lot Split request for Norman and Rosemary Larson

To create a 3.15 acre tract split to separate the buildings from existing farm ground in Tax Lot 2, Section 1 Township 17 North Range 10 East of the Sixth P.M. (General location: 17284 County Road 32, Kennard, NE 68034).

Applicant was not present.

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 Lot Split request as presented.
SECOND: Rasmussen
VOTE: Aye – Rasmussen, Schjodt, Lambrecht, Mathiesen, Petznick
Nay – none MOTION CARRIED

REZONE

2. Rezone request for Norman and Rosemary Larson

Request to rezone from A-1 Agriculture Primary to A-LSR Agriculture-Lot Split Residential in Tax Lot 2, Section 1 Township 17 North Range 10 East of the Sixth P.M. (General location: 17284 County Road 32, Kennard, NE 68034).

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

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

MOTION CARRIED

CONDITIONAL USE PERMIT

3. Revisions of Conditional Use Permit for expansion of Desoto Park Estates RV Park

Request to increase number of lots from 76 to 87 RV lots for Desoto Park Estates RV Park in Section 6 Township 17 North Range 13 East of the Sixth P.M., (General location: 4655 Moon river Lane, Ft. Calhoun, NE 68023).

The applicant was not present

Chairman Lambrecht opened the public hearing.

Wirtz explained that Desoto Park Estates was requesting an increase in the number of allowable RV lots from 76 to 87. Desoto Park Estates is working with HHS on installing a water system. There are still FEMA issues to work out regarding sheds and trailers. Desoto Park Estates request for a definition of shed size has been sent to the FEMA office in Washington DC. Wirtz is waiting for a final ruling.

Schjodt asked the length of the existing CUP. He was told 20 years.

Schjodt asked who governs compliance. Wirtz responded that the Flood Plain Manager is given that authority by the State, but the County Attorney has stated that she does not have the authority to enforce floodplain regulations.

Rasmussen stated that FEMA should come and enforce their regulations. Wirtz reminded the Planning Commission what would happen if FEMA puts the county on probation.

Lambrecht asked if there was anything Desoto Park Estates was not complying with at this time. Wirtz stated the sheds and a trailer. The County Attorney will not enforce the regulations.

Lambrecht stated that if FEMA comes down on the County, the County Attorney would have to do something.

Schjodt clarified that the only issue tonight is whether or not to increase the allowable number of sites.

Chairman Lambrecht asked for thoughts and actions from the Commission.

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

MOTION CARRIED

NEW BUSINESS

REPORTS FROM STAFF

The Board of Supervisors had a complaint from a member of the Planning Commission that Wirtz did not schedule regular meetings. Wirtz handed out a list of the meetings that were not scheduled for the last several years. Wirtz explained that meetings were not scheduled when there were no items to discuss. If the Planning Commission wants meetings regardless of the lack of agenda items, then they will be scheduled.

ITEMS FROM THE MEMBERSHIP

ITEMS FROM THE PUBLIC

ADJOURNMENT

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

The meeting was adjourned at 7:25 p.m.

Gary Lambrecht, Chairman