

WASHINGTON COUNTY PLANNING COMMISSION MINUTES

July 7, 2016

7:00 p.m.

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

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“All Commission members receive staff reports approximately one week prior to the meeting”

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MEMBERS PRESENT

Gary Lambrecht, Chairman  
Matt Mathiesen, Vice Chairman  
Terry Rasmussen  
Wes Petznick  
Dale Albracht  
Steve Neuverth

STAFF PRESENT

Tanna Wirtz  
Terri Stanford  
Teresa McBride

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COMMISSION ACTION:

Chairman Lambrecht called the meeting to order at 7:00 p.m. Member Schjodt was absent

With regard to the June 2, 2016 minutes, the following action was taken:

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

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

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

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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.

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OLD BUSINESS

Conditional Use Permit reviews: Approved Administratively per County Zoning Regulations Section 6.14 and 6.18  
None

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PUBLIC HEARINGS

LOT SPLIT

**1. Lot Split request for Robert & Margaret Pfeiffer, Trust**

To create a 3.94 acre tract split to separate the buildings from existing farm ground in the W ½ SW ¼ in Section 16 Township 17 North Range 10 East of the Sixth P.M. (General location: 4051 Pfeiffer Lane, Arlington, NE).

Robert Pfeiffer addressed the Planning Commission and explained that his daughter wanted to build a house on the old farm place. The old house and dairy farm have been removed. The land has a well. The septic was removed. There are two sheds still on the property.

Chairman Lambrecht opened the public hearing.

Chairman Lambrecht closed the public hearing.

Chairman Lambrecht asked for thoughts and actions from the Commission.

Neuverth asked how many letters were sent out. He was told four. Neuverth asked if rural water was available or would they just use the well.

Pfeiffer stated they would just use the well.

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

REZONE

**2. Rezone request for Robert & Margaret Pfeiffer, Trust**

Request to rezone from A-1 Agriculture Primary to A-LSR Agriculture-Lot Split Residential in the W ½ SW ¼ in Section 16 Township 17 North Range 10 East of the Sixth P.M. (General location: 4051 Pfeiffer Lane, Arlington, NE).

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

MOTION CARRIED

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NEW BUSINESS

REPORTS FROM STAFF

Wirtz advised the commission that LB 106 is in its final draft stages. Wirtz has provided information from the State. They are encouraging Counties to use it. It is not mandatory at this time.

Wirtz informed the commission that we have had some interest from people in Washington County regarding the chicken farms for COSTCO. Our regulations allow them up to 125,000 chickens without a permit. Over that number they would need a CUP. We don't have regulations that address the setbacks. The NDEQ would get involved at some point for the waste management plan.

Wirtz updated the commission on the updates to the regulations. Keith Marvin is working on the Comp Plan but has nothing to present at this time. The Livestock regs are not ready yet. Hopefully something will be ready by the next meeting. The Planning Commission would give input to the BOS and public meetings would have to be held.

ITEMS FROM THE MEMBERSHIP

ITEMS FROM THE PUBLIC

ADJOURNMENT

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

The meeting was adjourned at 7:23 p.m.

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*Gary Lambrecht, Chairman*