

WASHINGTON COUNTY PLANNING COMMISSION MINUTES

October 6, 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
Wes Petznick
Steve Neuverth
Lyle Schjodt

STAFF PRESENT

Ryan Sullivan
Teresa McBride
Terri Stanford

COMMISSION ACTION:

With regard to the September 1, 2016 minutes, the following action was taken:

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

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

MOTION: Petznick
I move the agenda be approved as presented.
SECOND: Rasmussen
VOTE: Aye – Rasmussen, Lambrecht, Mathiesen, Petznick, Neuverth, Schjodt
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 for August: Approved Administratively per County Zoning Regulations Section 6.14 and 6.18. There are no Conditional Use Permit reviews for September.

- 12-07 Rhea Cattle Company gypsum
13-01 Monte Christensen corn Milling Bio-solids
14-15 Leisure Property, LLC establish & operate a recreational area Renewed for 6 months in April 2016

PUBLIC HEARINGS

GENERAL DEVELOPMENT PLAN

1. Request by Barry Kolterman

A proposed 10-lot residential subdivision, to be known as Homestead 77, from the NW ¼ SE ¼ and tax lot 23, Section 6 Township 17 North-Range 12 East of the Sixth P.M. (general location: Co. Rd. P35 north of Co. Rd. 32).

Dennis Whitfield, representative for the Koltermans, went over the twelve points in the packet entitle “Provide Feedback to Planning Commission Concerns, Washington County Planning Commission Meeting, September 1, 2016” in which he answered the concerns the Planning Commission expressed at the previous meeting.

Schjodt asked who the Koltermans were going to ask for the road waiver. Whitfield stated the Washington County Planning and Zoning Regulations stated the Planning Commission would make that recommendation to the Board of Supervisors.

Rasmussen asked about the pipelines. Whitfield stated they are vacant at this time. They have been in discussion with Magellan. There is a 50’ easement on either side of the pipeline and a certain type of road covering on top of the pipeline.

Petznick asked for more information on the Wetland Development Certification. Whitfield stated there will be more information given on that during the Preliminary Plat presentation.

Vickie & Barry Kolterman presented an overview of the esthetics of the subdivision; ranch style entrance, wood rail fences, metal windmills, two-acre homesteads on each buildable lot, cattle guards on the roads, horses as landscape ornaments, ranch style homes, mail boxes by the county road, prairie grasses and buffalo grasses, coral surrounded by a bus loop with covered building for children.

Neuverth asked why they didn't just sell the two acre homesteads and retain ownership of the nature reserve. Koltermans explained that owners would have personal ownership in the entire 77 acres, including the walking trails and the out buildings. No ATV's will be allowed.

Chairman Lambrecht opened the public hearing.

Tim Smith, neighbor to Koltermans, explained that he was not a part of the easement. They have worked out the details concerning the property. He expressed his support for the project.

Darrell Boesiger asked if the subdivision road would be open to the public. Kolterman stated it would be a public road.

Chairman Lambrecht closed the public hearing.

Chairman Lambrecht asked for thoughts and actions from the Commission.

Neuverth asked about the possibility of a second entrance/exit. Whitfield explained that when the road went to the top of the bluff, and if the additional land was purchased, there was a possibility of a road going south to County Road P32. Now that the road is stopping at the bottom of the bluff, that is not an option.

MOTION: Rasmussen  
I make a motion to approve the General Development Plan for Homestead 77.  
SECOND: Schjodt  
VOTE: Aye – Rasmussen, Mathiesen, Petznick, Neuverth, Schjodt  
Nay – Lambrecht

MOTION CARRIED

#### PRELIMINARY PLAT

#### **2. Request by Barry Kolterman**

A proposed 10-lot residential subdivision, to be known as Homestead 77, from the NW ¼ SE ¼ and tax lot 23, Section 6 Township 17 North-Range 12 East of the Sixth P.M. (general location: Co. Rd. P35 north of Co. Rd. 32)

Dennis Whitfield addressed the revisions made to the Preliminary Plat from the last meeting. The cul-de-sac has been shortened from over 3,000' to 2900'. An additional Lot has been added. Whitfield then continued to address the list of requirements for a Preliminary Plat and explained how each of those was met. He also mentioned there were several zoning areas in the subdivision unless they come to an agreement on one zoning classification. Zoning is taken care of at Final Plat. Whitfield presented a signed statement from Kolterman's stating that the roads will be built to County standards. Regulations state that 100' of pavement off the paved county road must be paved. The Koltermans are exceeding the requirements. The end four lots will be serviced by a gravel road. Two 48" tubes will be used in the culvert under the dike crossing and designed for a 50 year storm. Koltermans are requesting a waiver for the length of the cul-de-sac.

Chairman Lambrecht opened the public hearing.

Tim Smith stated he is 100% behind the subdivision. His only concern was the size of the tubes in the creek. Ultimately the Core of Engineers will have the final approval.

Whitfield mentioned he was meeting with the Core of Engineers regarding the dike.

Chairman Lambrecht closed the public hearing.

Chairman Lambrecht asked for thoughts and actions from the Commission.

Neuverth asked if the exact home sites have been picked out. He was told the sites would be picked out as they go with the best place on each lot decided when they got to that site.

Schjodt would like information from the NRD and the Fire Department.

Lambrecht stated that he loves the design but not the location, the road grades and slopes. The land is too steep.

Mathiesen stated that this subdivision has several different zoning districts. With a few changes, the subdivision could meet RS-2 requirements. Whitfield stated that some adjustments could be made. County regulations state that the road dedication is 40' from the center of the county road. That part of County Road 35 is all on Kolterman's property. Could there be some negotiation on the size of the road dedication to add a little more land to that Lot since Kolterman's have already given up 33' of their land.

Mathiesen also stated that this would be the longest road ever approved in a subdivision.

Schjodt asked what precedent the Planning Commission would be setting by approving a road this long. Would it hurt the County in any way to approve this road? This is mainly a safety issue. Mathiesen commented that precedent had already been set by previous road waivers. This would be an individual choice situation.

MOTION: Lambrecht  
I make a motion to accept the preliminary plat with roads as designed, noting there is no information from the NRD, Ft. Calhoun Fire Department, American Broadband, Blair Community Schools or Blair Post Office, and all lots must conform to RS-2 road standards.

SECOND: Schjodt

VOTE: Aye – Rasmussen, Mathiesen, Schjodt

Nay – Lambrecht, Neuverth, Petznick,

MOTION DENIED

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#### NEW BUSINESS

Keith Marvin will be at the Board of Supervisor's Meeting on October 11, 2016 at 9:30 a.m. to provide an update on the progress of the Comprehensive Plan and Washington County Regulations. Planning Commission members are advised to attend the meeting if possible.

#### REPORTS FROM STAFF

In the event that a PC member has something to discuss under the "Items from the Membership", a suggestion would be to contact the office as soon as possible to let us know, so that when there are no applications, etc., a meeting can still be scheduled for such discussion if needed.

#### ITEMS FROM THE MEMBERSHIP

Lambrecht asked which commission members terms expired this year. Terri will find out and let those members know.

Sullivan stated that the subdivision letter to the different required entities would be rewritten. It was suggested that the Sheriff's office be added to that list.

#### ITEMS FROM THE PUBLIC

#### ADJOURNMENT

MOTION: Neuverth

I move to adjourn the meeting.

SECOND: Schjodt

VOTE: Aye – Rasmussen, Lambrecht, Mathiesen, Petznick, Neuverth, Schjodt

Nay – none

The meeting was adjourned at 9:04 p.m.

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*Gary Lambrecht, Chairman*