

WASHINGTON COUNTY PLANNING COMMISSION MINUTES

January 5, 2017

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  
Lyle Schjodt  
Steve Neuverth

STAFF PRESENT

Ryan Sullivan  
Teresa McBride

COMMISSION ACTION:

Member Dale Albracht was absent.

With regard to the November 3, 2016 minutes, the following action was taken:

MOTION: Petznick

I move the minutes be approved as presented.

SECOND: Schjodt

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

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: Rasmussen

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

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.

ELECTION OF OFFICERS – Required at the first meeting of 2017.

Chairman Lambrecht opened the nominations for Chairman of the Planning Commission

MOTION: Petznick

I nominate Lambrecht for Chairman.

SECOND: Rasmussen

I move nominations cease and Lambrecht be elected as Chairman.

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

Nay – none

MOTION CARRIED

Chairman Lambrecht opened the nominations for Vice Chairman.

MOTION: Schjodt

I nominate Mathiesen for Vice-Chairman

SECOND: Petznick

I move nominations cease and Mathiesen be elected as Vice-Chairman.

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

Nay – none

MOTION CARRIED

PUBLIC HEARINGS

FINAL PLAT

**1. Request by Barry Kolterman**

A proposed 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 commission as the representative for Barry and Vicki Kolterman. Mathiesen asked what changes had been made since the Preliminary Plat was approved. Whitfield stated that the South Loop went a little further south and the acreage of Lots 1-3 was adjusted. The boundary change will also be filed once the Final Plat is approved.

Petznick asked about the JEO comments. Whitfield explained that the individual lot grating would be addressed as each house is built. Each lot will have a retention pond and will meet the required specifications. Those items will be addressed when building permits are obtained.

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 Final Plat request for Homestead 77  
SECOND: Schjodt  
VOTE: Aye – Rasmussen, Lambrecht, Mathiesen, Petznick, Schjodt, Neuverth MOTION CARRIED

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CONDITIONAL USE PERMIT

**2. Conditional Use Permit request for Mark Hansen**

Conditional use permit request is to construct and operate a 2499 head, 55 lb and above hog finishing confinement of the Tax Lot 4 in Section 6 Township 19 North Range 11 East of the Sixth P.M. (general location: Co. Rd. P21, south of Co. Rd. P4, Herman, NE).

Sullivan explained that a correction to the request was made before the meeting. The number is 6800 feeder pigs and eventually 2499 over 55 lb.

Mark Hansen addressed the commission and explained his request. The waste product will be put on the surrounding fields belonging to Jeff Hoier.

Lambrecht inquires as to the dimensions of the building. Hansen states the building is approximately 81' x 245'.

Chairman Lambrecht opened the public hearing.

Ryan Hansen spoke in favor of the operation.

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 Conditional Use Permit for a hog confinement as presented with a renewal time of 35 years.  
SECOND: Schjodt  
VOTE: Aye – Rasmussen, Lambrecht, Mathiesen, Petznick, Schjodt, Neuverth  
Nay – None MOTION CARRIED

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CONDITIONAL USE PERMIT

**3. Conditional Use Permit request for Mike & Sheri Jacoby/Alpacas of the Heartland**

Conditional use permit request is to operate an Alpaca Farm on Tax Lot 25 in Section 33 Township 18 North Range 12 East of the Sixth P.M. (general location: 7016 Co. Rd. 39, Fort Calhoun, NE).

Shari Jacoby addressed the commission, giving a history of the Alpaca Farm and their plans for the future. The Alpaca national weekend is once a year. They have approximately 35-40 volunteers to help with crowd control, parking and assisting visitors. Products for sale are kept in the loft except for during the Alpaca Days when the products are moved outside on tables. Small classes are held several times in the loft during the Fall. There is a 48' x 24' sign by the road that was erected in 2014 advising that tours are by appointment only and has helped people locate our place. Our future plan for Alpacas of the Heartland is not to grow it anymore than it already is.

Lambrecht asks what the approximate weight of an adult alpaca. Jacoby states that about a 150 pounds is the average. They look bigger when they have full fleece. Schjodt inquires if they shear the alpacas themselves. Jacoby states that a professional comes and shears the alpacas for them between April/May.

Lambrecht asks how many due they breed each year? Jacoby states anywhere between six to eight depending on how many have been sold. Neuverth inquires when the spinning classes are held. Jacoby advises that the classes are not held during the boutique hours. Mathiesen asks how many people are in a class. Jacoby states about 4-6 people, they prefer to keep the classes small.

Rasmussen asks during the Alpaca events, where do all the people coming to their place park. Jacoby advises that they park on the county roads. They have volunteers in orange vests with walkie talkies to help with parking. The sheriff's office has spoken with them about safety and such.

Chairman Lambrecht opened the public hearing.

Michael Thomason, Veterinarian from Nebraska Equine, spoke in favor of the Jacobys.

Glen Peterson read a support letter from Troy and Tammy Roehrs.

Helga Fensterman, Carl Welchert, Jordan Rishel, Ken Kempke, and Debbie Wiese all spoke in support of the Alpaca Farm.

Chairman Lambrecht closed the public hearing.

Chairman Lambrecht asked for thoughts and actions from the Commission.

Rasmussen stated that this action is to bring this activity into compliance with County regulations by obtaining a Conditional Use Permit.

MOTION: Schjodt

I make a motion to approve the Conditional Use Permit for Alpacas of the Heartland LLC to include the use of a sign at the end of the driveway, a seasonal boutique and all seasonal activities associated with the Alpaca business with a review in one year.

SECOND: Mathiesen

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

Nay – None

MOTION CARRIED

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#### CONDITIONAL USE PERMIT

#### **4. Conditional Use Permit request for Ryan Steele**

Conditional Use Permit request to operate a RV Park Complex on Tax Lot 48 in Section 28, Township 17 North, Range 13 East of the Sixth P.M. & Tax Lot 15 in Section 27, Township 17 North, Range 13 East of the Sixth P.M. (general location: 2164 Co. Rd. P51, Omaha, NE)

Ryan Steele addressed the commission, explaining his plan for upgrading the existing RV Park. He described what was already there and what his proposed plans where. He plans to create a family friendly environment for more campers. There are 60 sites there now. His plan includes providing electrical and water hookups to 78 RV spots at this time. The future plans would be to add more campsites, a bathhouse/convenience store, a RV storage area and overflow parking. The bottom floor of the existing building will be turned into an open-air pavilion. The top floor is still usable space. The well has been tested and more testing will be done. No liquor license will be obtained. He would like to provide a storage area out of the floodway for RV's in off season months.

Sullivan explained that the CUP needs to accurately describe what is being asked for at this time. An RV Park Complex title will allow for future development of permitted items.

Petznick asked about the sewer system. Steele responded that there is a dump station there and the plan is to have a service come in and pump the tanks periodically.

Steele would like to ask for approval of the entire plan as presented at this time. At the least, he would like 125 campsites.

Chairman Lambrecht opened the public hearing.

Mike McCarthy, owner of land to the West of the RV Park, addressed the Commission. He was not opposed to the project but asked for more detail. He asked if the commission was approving more RV spots, year round storage, a store and/or a sign. McCarthy had spoken with Steele about the plans earlier. He also had concerns about the enforcement of the rules of the RV Park. He believes the Commission needs more detail before they vote to move on.

Jim Heinz owner of land to the south of the RV Park spoke in opposition to the plan.

Kathy Holder, current lessee has several questions about the running of the park. She is supportive of the improvements, but is neutral due to a lot of unanswered questions.

Jerry Dunham, current lessee, is not in opposition of the improvements, but has concerns about some of the issues not answered.

Josh Lanoha, current lessee, had questions about the existing building and would like more detail about changes.

Nancy McCarthy, owner of land to the West of the RV Park, voiced concerns about law enforcement in that area and the noise level.

Chairman Lambrecht closed the public hearing.

Chairman Lambrecht asked for thoughts and actions from the Commission.

Planning Commission continued discussion on the RV Park. Lambrecht clarified that the planning commission's job is to decide if projects fit the comprehensive plan. The Planning Commission does not regulate or enforce private rules. County regulations state RV's need to be moved every 180 days so a storage area on the property would not be allowed. The Commission would like a more accurate site plan. Commission discussed

continuing this topic till next month to get more accurate information. The County does not regulate wells. The existing building is subject to Floodway regulations. Discussion continued.

MOTION: Schjodt  
I make a motion to approve the Conditional Use Permit for an RV complex consisting of 78 RV sites (phase 1) in the floodway by the river and an unlit sign at the entrance to comply with Washington County Zoning regulations with a review in one year. Other items for the RV Complex may be considered in a future Conditional Use Permit.

SECOND: Rasmussen

VOTE: Aye – Rasmussen, Lambrecht, Mathiesen, Petznick, Schjodt, Neuverth  
Nay – None

MOTION CARRIED

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#### OLD BUSINESS

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

12-01 Strohm Vineyards Operation of small winery Approved 1 year

14-07 Ruwe's Sludge

NOTE: No current contract with City of Omaha Generator. Correspondence sent to Ruwe's Inc. asking to contact our office to confirm information, no response from them. Need approval from Planning Commission to close file

MOTION: Petznick  
I make a motion to dissolve the Conditional Use Permit for Ruwe's.

SECOND: Neuverth

VOTE: Aye – Rasmussen, Lambrecht, Mathiesen, Petznick, Schjodt, Neuverth  
Nay – None

MOTION CARRIED

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#### NEW BUSINESS

Sullivan discussed with the commission numerous requests for barns to be used as wedding venues. Commission recommended that the Planning Office have people apply for a CUP and bring it before the Planning Commission for possible Conditional Use Permits. This issue needs to be addressed in the Comprehensive Plan.

#### ITEMS FROM THE STAFF

#### ITEMS FROM THE MEMBERSHIP

#### ITEMS FROM THE PUBLIC

#### ADJOURNMENT

MOTION: Mathiesen  
I move to adjourn the meeting.

SECOND: Petznick

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

The meeting was adjourned at 9:55 p.m.

*Gary Lambrecht, Chairman*