

WASHINGTON COUNTY PLANNING COMMISSION MINUTES

February 2, 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
Dale Albracht
Wes Petznick
Lyle Schjodt
Steve Neuverth

STAFF PRESENT

Ryan Sullivan
Teresa McBride
Terri Stanford

COMMISSION ACTION:

Member Terry Rasmussen was absent.

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

MOTION: Mathiesen

I move the minutes be approved as presented.

SECOND: Schjodt

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

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: Neuverth

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

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.

89-05	3C's % Terry Cameron	sludge	Approved 1 year
98-12	Thompson, Mark & Scott	sludge	Approved 1 year
00-08	Gerald Hoegermeyer	sludge	Approved 1 year
01-01	Kriete Farms	sludge	Approved 1 year
11-05	Dam's Farms	sludge	Approved 1 year
14-01	R. Wilkens & Sons	sludge	Approved 1 year

Don Hembry from the City of Omaha introduced himself to the Planning Commission as the replacement for Gordon Anderson. He is available to answer questions regarding sludge CUPs and will attend meetings as the Commission would like.

PUBLIC HEARINGS

REZONE

1. Request by Barry Kolterman

Rezone of 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) from A-1 primary agricultural to RS-2 and RA as per subdivision regulations.

Lambrecht explained that this was something that could have been done at the last meeting but wasn't so it is being handled now.

Petznick asked what the Lot designations were. Sullivan answered that Lots 1,2,3,4,5, Outlot A & B were zoned RS-2. Lots 6 & 7 are zoned RA

Chairman Lambrecht opened the public hearing.

Chairman Lambrecht closed the public hearing.

Chairman Lambrecht asked for thoughts and actions from the Commission.

Discussion was held on when the road would be completed. Preferable before the first house was built.

MOTION: Mathiesen

I make a motion to approve the Rezone request for Homestead 77 as presented.

SECOND: Schjodt

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

MOTION CARRIED

NEW BUSINESS

ITEMS FROM THE STAFF

ITEMS FROM THE MEMBERSHIP

The new Board of Supervisor members for the Six –Pack are Krueger, Dethlefs, and Andreasen. Planning Commission members are Lambrecht, Mathiesen and Rasmussen. Lambrecht asked if we needed an alternate for the Six-Pack. Schjodt volunteered to be an alternate.

ITEMS FROM THE PUBLIC

ADJOURNMENT

MOTION: Mathiesen

I move to adjourn the meeting.

SECOND: Petznick

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

Nay – none

MOTION CARRIED

The meeting was adjourned at 7:20 p.m.

Gary Lambrecht, Chairman