

WASHINGTON COUNTY PLANNING COMMISSION MINUTES

March 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 February 2, 2017 minutes, the following action was taken:

MOTION: Petznick

I move the minutes be approved as presented.

SECOND: Albracht

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

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: Schjodt

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.

<u>Applicant</u>	<u>File #</u>	<u>Purpose</u>	<u>Staff Recommendation</u>
Hoegermeyer Farms	98-07	sludge	Approved
John Tyson	07-04	corn milling bio-solids	Approved
Robert Peterson	07-06	corn milling bio-solids	Approved
Neale Family Farms	07-07	corn milling bio-solids	Approved
Randy Blomker	07-08	corn milling bio-solids	Approved
Jeff & Maria Bledsoe	08-02	Sign	Approved
Camp Fontanelle	09-02	RV Park	Approved
Hoier/Botteger/Hoier	14-03	corn milling bio-solids	Approved
Neale Shaner	14-04	sludge	Approved
Kriete Farms	14-05	sludge	Approved
Shaner Family Farms	14-06	corn milling bio-solids	Approved

PUBLIC HEARINGS

REZONE

1. Request by Eric Filows

Rezone of tax lots 33 & 34, Section 33 Township 18 North-Range 12 East of the Sixth P.M. (general location: 7058 Co. Rd. P39, Fort Calhoun, NE) from A-LRS to A-1.

Erik Filows was present and explained to the Commission that he wanted the land returned to its original A-1 Zoning.

Chairman Lambrecht opened the public hearing.

Chairman Lambrecht closed the public hearing.

Chairman Lambrecht asked for thoughts and actions from the Commission.

Sullivan explained the benefits to the landowner of combining the lots so they are zoned the same. The land would be eligible for a future 10.01 split but not a smaller split. Schjodt asked how that information would be recorded. Sullivan explained that the Accessor's records would show the splits.

MOTION: Neuverth

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

SECOND: Petznick

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

MOTION CARRIED

CONDITIONAL USE PERMIT

2. Conditional Use Permit request for Riverview RV Park/Sean Negus (CUP Modification)

Request expansion of campground for additional 35 campsites in RV Park Complex for Riverview Park, Lot 40, Section 29 Township 19 North-Range 12 East of the Sixth P.M. (General location: 10022 Riverside Lane, Blair, NE)

Ryan Sullivan, Planning and Zoning Administrator, mentioned that TLs 39 & 40 may need to be combined if septic system is going to overlap.

Sean Negus addressed the Commission. Riverview now has 220 campsites that are full and a waiting list. They are looking to expand their business. The new sites will have septic, water and electric. They are willing to combine TL's 39 & 40 if necessary. The gate is being moved approximately 200' to open East to West. They are also considering break-away fencing to go around the campground.

Chairman Lambrecht opened the public hearing.

Chairman Lambrecht closed the public hearing.

Chairman Lambrecht asked for thoughts and actions from the Commission.

This is a modification to the existing CUP. The review time stays the same. There are 18 years left on the CUP.

Sullivan mentioned that the fencing needs to be checked if/when it goes up.

MOTION: Mathiesen

I make a motion to approve the expansion of the CUP for Riverview Park to include 35 additional campsites, the movement of the gate, recommending the combination of TL's 39 & 40 and if a fence is installed that it meets FEMA requirements.

SECOND: Schjodt

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

MOTION CARRIED

NEW BUSINESS

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 – Lambrecht, Mathiesen, Petznick, Schjodt, Neuverth, Albracht

Nay – none

MOTION CARRIED

The meeting was adjourned at 7:50 p.m.

Gary Lambrecht, Chairman