

WASHINGTON COUNTY PLANNING COMMISSION MINUTES

April 6, 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

Matt Mathiesen, Vice Chairman  
Steve Neuverth  
Terry Rasmussen  
Wes Petznick  
Lyle Schjodt

STAFF PRESENT

Ryan Sullivan  
Teresa McBride  
Terri Stanford

COMMISSION ACTION:

Members Gary Lambrecht and Dale Albracht were absent.

With regard to the March 2, 2017 minutes, the following action was taken:

MOTION: Petznick

I move the minutes be approved as presented.

SECOND: Schjodt

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

MOTION CARRIED

Vice Chairman Mathiesen 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.

St Paul Lutheran Church	11-01	portable classroom	Approved
Dam Farms, Inc.	16-02	Sludge	Approved

PUBLIC HEARINGS

LOT SPLIT

**1. Request by Trustees of the Darrell Kuhlmann Living Real Estate Trust**

To create a 6.81 acre tract split to separate the buildings from existing farm ground in Section 25 Township 20 North Range 9 East of the Sixth P.M. (General location: 20091 Co. Rd. P9, Herman, NE)

Laurie Kuhlmann, 4416 N. 139<sup>th</sup> St, Omaha 68164, addressed the commission, explaining that it was the wishes of the parents that the children would keep the farm land and break off the homestead upon the parents passing. This Lot Split carries out the deceased parents wishes.

Vice Chairman Mathiesen opened the public hearing.

Vice Chairman Mathiesen closed the public hearing.

Vice Chairman Mathiesen asked for thoughts and actions from the Commission.

MOTION: Rasmussen

I make a motion to approve the Lot Split request as presented.

SECOND: Neuverth

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

MOTION CARRIED

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REZONE

**2. Request by Trustees of the Darrell Kuhlmann Living Real Estate Trust**

Request to rezone from A-1 Agriculture Primary to A-LSR Agriculture-Lot Split Residential in Section 25 Township 20 North Range 9 East of the Sixth P.M. (General location: 20091 Co. Rd. P9, Herman, NE)

Vice Chairman Mathiesen opened the public hearing.

Vice Chairman Mathiesen closed the public hearing.

Vice Chairman Mathiesen asked for thoughts and actions from the Commission.

MOTION: Schjodt

I make a motion to approve the Rezone as requested.

SECOND: Rasmussen

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

Nay – none

MOTION CARRIED

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CONDITIONAL USE PERMIT

**3. Request by Michael & Nancy McCarthy**

Conditional Use Permit to build a picnic shelter for personal use on tax lot 47 in Section 28, Township 17 North-Range 13 East of the Sixth P.M. (General location: west side of County Road P51 between County Road P40 and Bluebird Lane, Omaha, NE)

Andy Callaway, 17018 Seward St, Omaha, representative of the McCarthys, explained the CUP request for a picnic shelter. The McCarthys own the land, which has a nice lake, and they spend time there and want a building for restrooms and storage.

Mathiesen asked if they planned on renting out the shelter to other people. Callaway stated it was only for personal use. The McCarthys live about a mile from there. Three of the building's walls are open, only the bathroom and storage space is enclosed. The land is fenced on the road and up the hill but not the entire property.

Sullivan explained that regulations state that a CUP is required when there is no residence on the property.

Schjodt asked if others use the lake. Callaway said the property is gated and as secure as the property owners can make it.

Sullivan explained that the CUP is a one-time issuance and would not travel to a new owner. The \$1,000 deposit will be returned to them upon completion of the building and a final inspection is passed. There will be no renewal period.

Vice Chairman Mathiesen opened the public hearing.

Vice Chairman Mathiesen closed the public hearing.

Vice Chairman Mathiesen asked for thoughts and actions from the Commission.

MOTION: Petznick

I make a motion to approve the CUP as requested.

SECOND: Rasmussen

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

Nay – none

MOTION CARRIED

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CONDITIONAL USE PERMIT

**4. Modifications of Cottonwood Marina, LLC/Michael & Steve Lupardus**

Modifications of current CUP 16-03 in Cottonwood Cove Marina & RV Resort to include waist deep wading pool with seating/tables in Lot 2 River Shores Subdivision and tax lot 24, Section 30 Township 19 North-Range 12 East of the Sixth P.M. (General location: 10270 Riverside Lane, Blair, NE)

Steve Lupardus, 10270 Riverside Ln, addressed the commission and explained the plan to build a swimming pool at Cottonwood Cove with a swim up bar. The current liquor license covers this area. They will start in the Fall 2017 and finish next Spring 2018.

Sullivan stated they already have the NE HHS certificate and the engineered plans. The pool is 30' x 60' and not deep. It will be open to the public. A lifeguard will be required.

Lupardus explained how the bar area would be set up in the pool. Discussion was also held on the LOMA requirements and fencing requirements.

Vice Chairman Mathiesen opened the public hearing.

Vice Chairman Mathiesen closed the public hearing.

Vice Chairman Mathiesen asked for thoughts and actions from the Commission.

MOTION: Rasmussen

I make a motion to approve the modification of the CUP as requested with the condition that the pool meets all Floodplain Development regulations and required fencing specifications.

SECOND: Schjodt

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

MOTION CARRIED

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#### NEW BUSINESS

Rasmussen asked about the progress on the Comprehensive Plan and Zoning Regulations. Sullivan gave a general update. He will start sending out parts of the revised plan so the Planning Commission members can begin the review process.

#### ITEMS FROM THE STAFF

#### ITEMS FROM THE MEMBERSHIP

#### ITEMS FROM THE PUBLIC

Steve Dethlefs asked the Commission to consider moving the Planning Commission meetings to the first Tuesday of the month instead of the first Thursday of the month to allow for a faster turnaround time for the applicants to be heard by the Board of Supervisors. The Planning Office explained that moving the meeting could possibly conflict with City meetings and also not allow time for necessary turnover and additional research needed. It would not allow time for the Board of Supervisors to receive the information and review before their first meeting on the second Tuesday of the month. The Planning Office explained how the process works with the deadlines and publication, along with that the schedules are already set for this year for application deadlines and publications, but a change could be made for next year if the Planning Commission decides to move the meeting. The Planning Commission members will discuss this when all the members are present.

#### ADJOURNMENT

MOTION: Rasmussen

I move to adjourn the meeting.

SECOND: Petznick

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

MOTION CARRIED

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

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*Matt Mathiesen, Vice Chairman*