

WASHINGTON COUNTY PLANNING COMMISSION MINUTES

June 1, 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
Dale Albracht

STAFF PRESENT

Ryan Sullivan
Teresa McBride

COMMISSION ACTION:

With regard to the May 4, 2017 minutes, the following action was taken:

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

MOTION CARRIED

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

MOTION: Albracht
I move the agenda be approved as presented.
SECOND: Petznick
VOTE: Aye – Mathiesen, Petznick, Schjodt, Neuverth, Rasmussen, Albracht
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.

Gus Rolland 92-14 ammonia storage

PUBLIC HEARINGS

LOT SPLIT

1. Request by JP Hernandez, Revocable Trust, c/o Joan M Hernandez, Trustee

To create a 4.18 acre tract split to separate the buildings from existing farm ground of tax lot 9 in Section 32 Township 20 North Range 10 East of the Sixth P.M. (General location: 21581 Co. Rd. 4, Herman, NE)

The applicant was not present.

Vice-Chairman Mathiesen opened the public hearing.

Ramona Miller addressed the commission about boundary line concerns on the property to the North of County Road 4. Since that is not the issue the commission is addressing now, she will meet with Ryan Sullivan at another time.

Vice-Chairman Mathiesen closed the public hearing.

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

Neuverth voiced concerns over giving Hernandez a split on the homestead and also allowing a boundary line adjustment on the North part of the property since it is only eight acres. Sullivan will check into that and decide if a Variance will be required or if there is enough land without the dedicated right-of-way.

MOTION: Petznick
I make a motion to approve the Lot Split request as presented.
SECOND: Albracht
VOTE: Aye – Mathiesen, Petznick, Schjodt, Neuverth, Rasmussen, Albracht

MOTION CARRIED

REZONE

2. Request by JP Hernandez, Revocable Trust, c/o Joan M Hernandez, Trustee

Request to rezone from A-1 Agriculture Primary to A-LSR Agriculture-Lot Split Residential of 4.18 acres of tax lot 9 in Section 32 Township 20 North Range 10 East of the Sixth P.M. (General location: 21581 Co. Rd. 4, 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 request.
SECOND: Rasmussen
VOTE: Aye – Mathiesen, Petznick, Schjodt, Neuverth, Rasmussen, Albracht
Nay – none

MOTION CARRIED

REPLAT

3. Request by Brian & Shelby McCoy

A request to replat Lot 2 (2.61 acre tract) and Outlot A (.87 acres) in a platted subdivision (Quail Ridge) in Section 19, Township 17 North-Range 12 East of the Sixth P.M. (General location: 02 Gambel Circle, Blair, NE)

The applicant was not present.

Vice-Chairman Mathiesen opened the public hearing.

Gary Tinkham answered questions about the water line going across Outlot A. He informed the commission that he was in the process of trying to locate the exact placement of the water line and would then include that location on the survey. The accessory building would not be built on the water line.

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 Replat request as presented.
SECOND: Neuverth
VOTE: Aye – Mathiesen, Petznick, Schjodt, Neuverth, Rasmussen, Albrecht
Nay – none

MOTION CARRIED

PRELIMINARY PLAT

4. A proposed 3 lot residential subdivision, to be known as Tinkham Acres including Tax lot 35 in Section 25 Township 17 North-Range 12 East of the Sixth P.M., tax lot 44 & 46 in Section 30 Township 17 North-Range 13 East of the Sixth P.M. and tax lot 21 in Section 19 Township 17 North-Range 13 East of the Sixth P.M. (General location: County Road 38 & Hwy 75),.

Sullivan informed the commission that he had received letters from the Ft. Calhoun Schools, Ft. Calhoun Fire Department, NRD and JEO, none of which have issues with the proposed subdivision. The drainage study is also available as well as the county review of the study.

Gary Tinkham and Matthew Tinkham, 19353 H St, Omaha, addressed the commission. They have met all the county requirements. Gary Tinkham gave a brief history of the land, explaining why it has so many tax lots and sections lines. He explained that platting a subdivision gets rid of all the tax lots and section lines and the land is now known as Lots in the Subdivision (Tinkham Acres: Lots 1, 2 and 3). Matthew Tinkham explained that he had meet with all utilities and had included easements on the revised preliminary plats. He will be building on Lot 3.

Vice-Chairman Mathiesen opened the public hearing.

Don Moyer, 4861 Co. Rd. 38, Ft. Calhoun, addressed the commission, voicing concerns over the low water pressure, the water shed, and the swapping of areas of land. He hopes that any future building would involve terracing and handling of the water and silt.

Vice-Chairman Mathiesen closed the public hearing.
Vice-Chairman Mathiesen asked for thoughts and actions from the Commission.

Neuverth voiced concerns over combining land in different Sections. Sullivan responded that he did not know of any regulations against that. Tinkham explained that many subdivisions cross section lines. Platting subdivisions gets rid of tax lots.

MOTION: Petznick
I move to approve the Preliminary Plat as presented.
SECOND: Rasmussen
VOTE: Aye – Mathiesen, Petznick, Schjodt, Rasmussen, Albrecht
Abstain - Neuverth

MOTION CARRIED

NEW BUSINESS

Sullivan presented copies of new CLUMS (combined land use maps) for the commission members to review and then possible upcoming changes were discussed.

ITEMS FROM THE STAFF

ITEMS FROM THE MEMBERSHIP

ITEMS FROM THE PUBLIC

ADJOURNMENT

MOTION: Rasmussen
I move to adjourn the meeting.
SECOND: Albrecht
VOTE: Aye – Mathiesen, Petznick, Schjodt, Neuverth, Rasmussen, Albrecht
Nay – none

MOTION CARRIED

The meeting was adjourned at 8:30 p.m.
Matt Mathiesen, Vice-Chairman