

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
Matt Mathiesen
Terry Rasmussen
Lyle Schjodt
Dale Albracht
Steve Neuverth
Wes Petznick

STAFF PRESENT

Ryan Sullivan
Teresa McBride

COMMISSION ACTION:

With regard to the July 6, 2017 minutes, the following action was taken:

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

R. Wilkens & Sons	02-05	sludge	No complaints (Don Hembry, City of Omaha present)
Mike Fitzgerald	04-04	corn milling bio-solids	No complaints
Board of Educational Lands & Funds	13-02	corn milling bio-solids	No complaints

PUBLIC HEARINGS

LOT SPLIT

1. Request by David and Marsha Ruwe/Andrew Ruwe

To create a 3.03 acre tract building site in Section 22 Township 19 North Range 10 East of the Sixth P.M. (General location: Co. Rd P17 and Co. Rd 14, Blair, NE)

Andrew Ruwe explained to the Planning Commission the intent of splitting off the land was for him to build a house on the property.

Chairman Lambrecht opened the public hearing.
Chairman Lambrecht closed the public hearing.
Chairman Lambrecht asked for thoughts and actions from the Commission.

MOTION: Mathiesen
I make a motion to approve the Lot Split as presented.
SECOND: Rasmussen
VOTE: Aye – Lambrecht, Mathiesen, Rasmussen, Albracht, Neuverth, Petznick
Abstained - Schjodt
Nay - None

MOTION CARRIED

REZONE

2. Request by David and Marsha Ruwe/Andrew Ruwe

Request to rezone from A-1 Agriculture Primary to A-LSR Agriculture-Lot Split Residential of 3.03 acres in Section 22 Township 19 North Range 10 East of the Sixth P.M. (General location: Co. Rd P17 and Co. Rd 14, Blair, NE)

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 rezone request.
SECOND: Schjodt

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

MOTION CARRIED

CONDITIONAL USE PERMIT - Continued from July 6, 2017 Planning Commission Meeting

3. Request by Ross & Danielle Ridenoure

Conditional Use Permit request to establish and operate a seasonal event venue on Tax Lot 14 in Section 31 Township 19 North-Range 11 East of the Sixth P.M. (General location: 16512 Co. Rd 18, Blair, NE)

Ryan Sullivan provided the Planning Commission with the contract and parking map that had been requested at the July 6, 2017 meeting.

Ross Ridenoure addressed the Planning Commission, reiterating the intent and specifics of their request.

Chairman Lambrecht opened the public hearing.

Jeff Quist spoke in opposition to the request, stating conflict of use and the gravel roads as his main concerns. He does not believe this will help the County achieve the Livestock Friendly designation.

Chairman Lambrecht closed the public hearing.

Chairman Lambrecht asked for thoughts and actions from the Commission.

Petznick asked if the Ridenoures were going to obtain a liquor license. They stated they would like to.

Schjodt voiced concerns over the smells in the area.

Neuverth questioned the seasonal aspect of the business.

Kelly Turner from Drew Law Firm explained the purpose of the venue was to give patrons the opportunity to experience a farm setting. She also commented the contract was a rough draft and could be adjusted.

Ross Ridenoure explained that the barn was the priority because of its condition. The house would be fixed next so they could live there. Danielle Ridenoure emphasized that there was a great need for this type of venue that you can only have in a country location.

MOTION: Rasmussen
I make a motion to deny the CUP request.

SECOND: Schjodt

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

MOTION CARRIED

REZONE

4. Request by Marc Golden

Request to rezone from A-1 (Primary Agriculture District) to I-2 (Agricultural\General Industrial District) Tax lot 67 and Tax lot 68 in Section 30 Township 17 North-Range 13 East of the Sixth P.M. (General location: 4509 Co. Rd. P38, Omaha, NE)

Sullivan provided the Planning Commission with a copy of the land use matrix.

Marc Golden and his attorney, Edmond Talbot addressed the Planning Commission. Talbot handed out pictures of properties in the surrounding area to show land use. Golden explained his business and why he wants to move to this location. He wants to store flooring and delivery vehicles and have a small office in the warehouse and live in the house. There would be approximately three semi deliveries a month during the busy season and one a month during the off season. He has five delivery vans/trucks that would come in and out almost daily.

Chairman Lambrecht opened the public hearing.

James Fitzgerald spoke against the rezone. Rezoning would forever change the use of the land. He would prefer a CUP that could be monitored. He also voiced concerns over the traffic.

Andy Dickenson also spoke against the rezone. His concerns were mainly safety and traffic concerns.

Jeff Spracklin voiced concerns over the traffic and also the rezone. They do not want any Industrial business to be able to move in to that property. He would also be more comfortable with a CUP.

Bud Anderson, current owner of the property informed the Commission that semis' already use that road, as well as school buses.

Sullivan stated a road study was done on County Road P38 and it was determined that 410 cars travel that road daily.

Chairman Lambrecht closed the public hearing.

Chairman Lambrecht asked for thoughts and actions from the Commission.

Petznick asked why Golden applied for a Rezone instead of a CUP. Golden explained that he didn't like the possibility of a CUP being revoked. The rezone would give him permanent permission for his business on that property. Talbot stated that a rezone to I-1 was a better fit for the use. The land is zoned A-1 and he did not believe this use would be allowed conditionally in that zoning.

Chairman Lambrecht asked if Golden would like time to reconsider his request and come back to the commission in September. After discussion, Talbot asked for a continuation to the September meeting.

MOTION: Mathiesen
I make a motion to continue the Rezone request.
SECOND: Rasmussen
VOTE: Aye – Lambrecht, Mathiesen, Rasmussen, Schjodt, Albracht, Neuverth, Petznick
Nay – none

MOTION CARRIED

PROPOSED SUBDIVISION REGULATION TEXT AMENDMENT

5. Washington County Proposed Subdivision Regulation Text Amendment

Article 3: General Provisions. Proposed Amendment to Article 3 of the Subdivision Regulations allowing for creation of a one lot subdivision of land that is less than 10.01 in unique circumstances.

Sullivan explained the reason for the Text Amendment. There are small acreages in the county that are non-conforming and unique in nature. This amendment would help clean up those areas. Sullivan had spoken with other counties that solve this problem with this type of amendment.

Chairman Lambrecht opened the public hearing.

Kevin Kermeen spoke in support of the amendment. He is a realtor who comes across these situations often and would like to see these acreages be developed instead of being wasted.

Angie Alberico and Jeff Quist also spoke in favor of the Amendment.

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 Text Amendment request as presented.
SECOND: Schjodt
VOTE: Aye – Lambrecht, Mathiesen, Rasmussen, Schjodt, Albracht, Petznick
Nay – Neuverth

MOTION CARRIED

NEW BUSINESS

ITEMS FROM THE STAFF

ITEMS FROM THE MEMBERSHIP

ITEMS FROM THE PUBLIC

ADJOURNMENT

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

MOTION CARRIED

The meeting was adjourned at 9:05 p.m.
Gary Lambrecht, Chairman