

WASHINGTON COUNTY PLANNING COMMISSION MINUTES

October 5, 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  
Matt Mathiesen  
Lyle Schjodt  
Dale Albracht  
Steve Neuverth  
Wes Petznick

STAFF PRESENT

Terri Stanford  
Teresa McBride

Member Terry Rasmussen was absent.  
WCPZA Ryan Sullivan was absent.

COMMISSION ACTION:

With regard to the September 7, 2017 minutes, the following action was taken:

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

MOTION CARRIED

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

MOTION: Mathiesen  
I move the agenda be approved as presented.  
SECOND: Albracht  
VOTE: Aye – Lambrecht, Mathiesen, 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.

There were no Conditional Use Permit reviews for October 2017

PUBLIC HEARINGS

CONDITIONAL USE PERMIT

**1. Request by Salem Lutheran Church/Representative Tom Moen**

Conditional Use Permit request to allow an accessory building prior to a primary structure in Section 9-Township 18 North-Range 9 East of the Sixth P.M. (General location: 11055 11th St., Fontanelle, NE)

Tom Moen explained to the commission that the church had placed a donated building approximately 44’ from the center of the road on a concrete slab. They were informed by the Planning office that the building was too close to the road and not entirely on church property. He was here looking for a solution to the problem.

Chairman Lambrecht opened the public hearing.

Jody Meier, church Secretary/Treasurer, asked for an explanation on the required surety bond. Stanford explained the purpose of the bond.

Chairman Lambrecht closed the public hearing

Chairman Lambrecht asked for thoughts and actions from the Commission.

Albracht asked Moen if they had considered asking the County to vacate the land between the church lots so the building was entirely on church property. Meier read an email she had received from Sullivan explaining what is required to have an alley vacated. It is possible, but it will take time.

Albracht stated that the building wasn’t eligible for a CUP because there is no principal building being planned for the site.

The commission discussed the vacated roads in the area, the building without a principal structure, the setbacks in that area, combining lots, moving the building, future use of the land as a cemetery and setbacks in unincorporated towns vs incorporated towns.

MOTION: Lambrecht

I make a motion to approve the Conditional Use Permit for the building and the distance where it is currently located for 25 years with the Conditional Use Permit costs (surety bond) to be waived.

SECOND: Petznick

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

MOTION CARRIED

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#### 1 - LOT SUBDIVISION

#### **2. Request by Tim Alberico**

A request to create a one lot subdivision under Article 3, Section 3.08 of the Zoning Regulations of tax lot 135 in Section 28 Township 18 North-Range 12 East of the Sixth P.M. (General location: County Road. 41 & County Road. 28, Ft. Calhoun, NE)

Tim Alberico addressed the commission and explained his request to use the one lot subdivision regulation to split off the 9 acre area on the East side of the county road.

Chairman Lambrecht opened the public hearing.

Chairman Lambrecht closed the public hearing.

Chairman Lambrecht asked for thoughts and actions from the Commission.

The Commission discussed the reason the One Lot Subdivision Regulation was adopted a few months ago. This is an example of the property issues discussed at that time. Alberico still has the option of using his onetime lot split allowance. He does not wish to use that at this time.

Petznick stated that this is not a unique situation since a lot split is still available.

Alberico stated that he was given the option by Sullivan to do a lot split but he wanted to use the Amendment instead. Schjodt suggested doing the lot split first and then asking for this one lot subdivision.

Mathiesen stated that he believes this is the type of situation the amendment was created for.

Schjodt read notes from Sullivan stating this regulation was for unique situations, not just so people can save their onetime option.

MOTION: Mathiesen

I make a motion to approve the request to create a one lot subdivision under Article 3 of the Zoning Regulations.

SECOND: Albracht

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

MOTION CARRIED

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#### CONDITIONAL USE PERMIT - Referred back to Planning Commission on August 22, 2017 at Board of Supervisors 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)

Chairman Lambrecht opened the public hearing.

Chairman Lambrecht closed the public hearing.

Chairman Lambrecht asked for thoughts and actions from the Commission.

Schjodt stated the material provided by the WCPZ office was very informative and helpful. He hasn't changed his position. This is a good business but in the wrong location.

Lambrecht stated that this was close to spot zoning, creating commercial in an agricultural area. He cannot support this.

Mathiesen also agreed that this is a good idea but in the wrong spot.

MOTION: Neuverth

I make a motion to deny the CUP request as presented.

SECOND: Mathiesen

Schjodt commented that he hoped the Board of Supervisors would seriously consider the importance of agriculture to the County and that as a new comprehensive plan is developed to keep in mind what we already have and the need to protect agriculture from commercial development. Agriculture and commercial are both important but they don't necessarily work well in the same area.

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

MOTION CARRIED

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#### PROPOSED ZONING REGULATION TEXT AMENDMENT

#### **4. Washington County Proposed Zoning Regulation Text Amendment**

A proposed amendment of zoning regulations to conditionally permit warehouse and distribution in the A-1 zoning district.

Chairman Lambrecht opened the public hearing.

Mathiesen asked Edward Talbot to speak to the amendment. Talbot told the commission this is going to allow Mr. Golden to come before the commission next month for a CUP for his carpet warehouse. The carpet warehouse is not a retail business. It is only for storage.

Chairman Lambrecht closed the public hearing.

Chairman Lambrecht asked for thoughts and actions from the Commission.

Schjodt stated that this amendment is not just for Mr. Golden. This will apply to the entire A-1 Zoning area. It is not a retail store. It is only for warehousing and storage. Most storage in the county has been for agricultural products. This is the first one for something other than agricultural products. The commission can still deny something that doesn't fit in a certain area.

Petznick stated the CUP would go with the owner, not the property.

MOTION: Schjodt

I make a motion to approve the proposed Text Amendment.

SECOND: Albracht

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

Nay – none

MOTION CARRIED

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#### CONDITIONAL USE PERMIT MODIFICATIONS

##### **5. Cottonwood Marina, Inc./Steve Lupardus**

Request modification of current Conditional Use Permit to add 50 RV sites for Cottonwood Cove Marina & RV Resort, tax lot 27 in Section 30 Township 19 North-Range 12 East of the Sixth P.M. (General location: 10270 Riverside Lane, Blair, NE).

Steve Lupardus handed out pictures to the commission showing the location of the proposed new RV sites. If approved, they would like to get started this Fall. Utilities would be the same. They would install another lift station. The current water lines are sufficient.

Chairman Lambrecht opened the public hearing.

Chairman Lambrecht closed the public hearing.

Chairman Lambrecht asked for thoughts and actions from the Commission.

Albracht asked if the lot line meant anything. Lupardus stated the current work would be on the same lot as the current RV park. He will probably be back to talk about combining those lots in the future. The lots are all owned by the Corporation and Steve Lupardus.

MOTION: Mathiesen

I make a motion to approve the CUP Modification to add 50 RV sites for Cottonwood Cove Marina & RV Resort to include TL 27.

SECOND: Petznick

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

Nay – none

MOTION CARRIED

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#### NEW BUSINESS

##### ITEMS FROM THE STAFF

Sullivan had provided the Commission with the Nebraska Ag Siting Matrix. He would like the Commission to look it over and see if it is something they would like to adopt. It would need to be put on the agenda to be voted on. At this point it is just for discussion. The Commission discussed the pros and cons of adding this to our comprehensive plan.

##### ITEMS FROM THE MEMBERSHIP

##### ITEMS FROM THE PUBLIC

#### ADJOURNMENT

MOTION: Rasmussen

I move to adjourn the meeting.

SECOND: Mathiesen

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

Nay – none

MOTION CARRIED

The meeting was adjourned at 8:45 p.m.

*Gary Lambrecht, Chairman*