

WASHINGTON COUNTY PLANNING COMMISSION MINUTES

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

STAFF PRESENT

Terri Stanford
Ryan Sullivan

COMMISSION ACTION:

With regard to the October 5, 2017 minutes, the following action was taken:

MOTION: Schjodt

I move the minutes be approved as presented.

SECOND: Neuverth

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

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: Rasmussen

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

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 Marc Golden

Conditional Use Permit request to allow for warehouse and storage of wholesale commercial carpet & linoleum on 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).

Edward Talbot, Attorney for Mr. Golden, addressed the Commission, handing out pictures of the area and showing a picture of the existing business. Mr. Golden would like to take his sign off his existing property and move it to the new property if the CUP is approved. Golden would store carpet/flooring in the existing building. Talbot pointed out there are many types of businesses in the A-1 zone that are not agriculturally based. The Golden's will live on the property. They are asking for a 30 year approval.

Mathiesen asked if the sign would be mounted on the building. He was told yes.

Talbot pointed out that the county would be approving what exists now. If the property ever sold, or the owners wanted to add more buildings, a new CUP would be required.

Chairman Lambrecht opened the public hearing.

James Michael Fitzgerald addressed the Commission. He asked why the CUP would be for the entire 23 acres and not just the existing building. He asked the conditional use be restricted to no retail sales and limited to the one existing warehouse and no additional buildings.

Jeff Spraklin spoke in support of the CUP.

Chairman Lambrecht closed the public hearing.

Chairman Lambrecht turned this over to the commission for their thoughts and actions.

Petznick asked about the line going through the garage. Sullivan explained that the best option would be to combine Lots 67 & 68 so there is no accessory building on Lot 68 without a residence.

Mathiesen stated there would be no reason to limit the use to only one building. He can use all existing buildings and if he wants to build more buildings for storage he comes back for a CUP modification.

MOTION: Mathiesen

I make a motion to approve the Conditional Use Permit request for 30 years to include the entire property, limited to the structures that are there. Any additional buildings would require a CUP modification. This includes the signage to be added to the building. The building is limited to warehousing and distribution of carpet with no retail sales.

SECOND: Schjodt

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

MOTION CARRIED

CONDITIONAL USE PERMIT

2. Request by James Shawn & Jessica Satorie

Conditional Use Permit request to temporary allow for two residences in Section 36, Township 20 North, Range 10, Lot 8 East of the Sixth P.M. (location: 17860 Widener Lane, Herman, NE).

James Satorie addressed the commission and explained his request to live in the existing home while they build a new home on the property. The existing home would be moved out when the new house is complete. They plan to begin immediately and complete within a year.

Chairman Lambrecht opened the public hearing.

Chairman Lambrecht closed the public hearing.

Chairman Lambrecht asked for thoughts and actions from the Commission.

MOTION: Schjodt

I make a motion to approve the CUP request as presented for two years.

SECOND: Petznick

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

MOTION CARRIED

CONDITIONAL USE PERMIT MODIFICATIONS

3. Conditional Use Permit request for Riverview RV Park/Sean Negus

Request modification of current Conditional Use Permit for 25 RV site expansion 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)

Sean Negus explained the request to add 22 additional RV sites. This will complete the park.

Petznick asked if the RV’s would be moved after 180 days. Sullivan explained the County is not regulating the removal of RV’s after 180 days. The county asks that the RV’s be licensed and road ready.

Neuverth asked if the land had been raised. Negus stated there was some fill added to the area.

Chairman Lambrecht opened the public hearing.

Chairman Lambrecht closed the public hearing.

Chairman Lambrecht asked for thoughts and actions from the Commission.

Sullivan stated the building inspector may not approved septic systems in that area per NDEQ guidelines that state septic cannot be put in fill. Negus explained they are having perc tests done in the area and they believe that if the numbers are good they should be able to put in septic systems.

Petznick asked if there were setbacks from the river. Sullivan stated there are setbacks for drain fields. Septic systems cannot be installed in fill. Negus will put in systems or tanks as required. That decision will be made by the Washington County Building Inspector.

MOTION: Mathiesen
I make a motion to approve the CUP request for the additional 25 RV site expansion.
SECOND: Rasmussen
VOTE: Aye-Lambrecht, Schjodt, Neuverth, Albracht, Mathiesen, Petznick, Rasmussen
Nay – none

MOTION CARRIED

NEW BUSINESS

ITEMS FROM THE STAFF

ITEMS FROM THE MEMBERSHIP

Mathiesen brought up the subject of someone needing a CUP to move dirt. This regulation has not been enforced. Bill Rhea was present and said the project on Hwy 30 might be done this Fall. The Commission discussed the ramifications of this requirement and if they want it to be enforced or not. As the regulations state at this time, a CUP is required.

ITEMS FROM THE PUBLIC

ADJOURNMENT

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

MOTION CARRIED

The meeting was adjourned at 8:00 p.m.

Gary Lambrecht, Chairman