

WASHINGTON COUNTY PLANNING COMMISSION MINUTES

December 7, 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
Steve Neuverth
Wes Petznick
Terry Rasmussen

STAFF PRESENT

Ryan Sullivan
Teresa McBride

COMMISSION ACTION:

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

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

MOTION CARRIED

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

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

Strohm Vineyards 12-01 Winery

PUBLIC HEARINGS

ONE- LOT SUBDIVISION

1. Request by Curtis & Rhonda Wichman

A request to create a One Lot Subdivision and Rezone under Article 3, Section 3.08 of the Zoning Regulations of Tax Lot 22 in Section 16 Township 19 North-Range 11 and Tax Lot 26 in Section 21 Township 19 North-Range 11 East of the Sixth P.M. (General location: Co. Rd. P10 and Hwy 75, Blair, NE).

Applicant Curtis Wichman explained to the Commission their desire to merge the two lots to build their home.

Chairman Lambrecht opened the public hearing.

Chairman Lambrecht closed the public hearing.

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

The Planning Commission discussed the intent of the One Lot Subdivision amendment. The amendment was created for items such as this. This action would remove the Section line between the properties and allow them to become one tax lot.

MOTION: Rasmussen
I make a motion to approve the One-Lot Subdivision as requested.
SECOND: Petznick
VOTE: Aye – Lambrecht, Mathiesen, Neuverth, Petznick, Rasmussen
Nay – none

MOTION CARRIED

REZONE

2. Request by Curtis & Rhonda Wichman

A request to allow for a Rezone of Tax Lot 22 in Section 16 Township 19 North-Range 11 and Tax Lot 26 in Section 21 Township 19 North-Range 11 East of the Sixth P.M. (General location: Co. Rd. P10 and Hwy 75, 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: Neuverth

I make a motion to approve the Rezone request from A-1 to RS-2 as presented.

SECOND: Mathiesen

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

Nay – none

MOTION CARRIED

LOT SPLIT

3. Request by Judy Schneider

A request to allow for a Lot Split of the W1/2 SE1/4 SW1/4 in Section 20 Township 18 North Range 11 East of the Sixth P.M. (General location: 14081 Co. Rd. 36, Kennard, NE).

Judy Schneider explained the purpose of the Lot Split is to remove the home from the farmland. She also asked if there was any way around the 200' measurement to the center of the land for the Lot Split.

The Planning Commission discussed the purpose of the 200' rule and asked Sullivan to research how to amend the regulations to get rid of that requirement. Sullivan believes the regulation may be removed when the new regulations come out. There are good reasons for the 200' rule and it may be that Schneider needs to ask for a Variance for this specific property rather than change the rules for everyone. Sullivan will do some research and get back with Schneider.

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 continue the Lot Split request until the January 4, 2018 meeting. At that time, the Planning Commission would like to see a survey, confirming the setbacks for the buildings will be met.

SECOND: Neuverth

VOTE: Aye-Lambrecht, Neuverth, Mathiesen, Petznick, Rasmussen

Nay – none

MOTION CARRIED

REZONE

4. Request by Judy Schneider

A request to allow for a Rezone of the W1/2 SE1/4 SW1/4 in Section 20 Township 18 North Range 11 East of the Sixth P.M. (General location: 14081 Co. Rd. 36, Kennard, NE).

Due to item three being continued, the Rezone request is also being continued. No public comment was requested.

MOTION: Petznick

I make a motion to continue the Rezone request until the January 4, 2018 meeting.

SECOND: Rasmussen

VOTE: Aye-Lambrecht, Neuverth, Mathiesen, Petznick, Rasmussen

Nay – none

MOTION CARRIED

CONTIONAL USE PERMIT REVOCATION

5. Leisure Properties CUP

Review of CUP for possible revocation: Leisure Properties, Tax Lots 11 & 17, Section 6 Township 17 North Range 13 East of the Sixth P.M. (General location: North of Co. Rd. 47 off Lemley Lane, Ft. Calhoun, NE).

Monte Christensen explained to the Planning Commission that this project had been put on the back burner for several months but he was ready to get started with it again and hopes to be leasing lots by the Spring of 2018. The septic permits have expired and a Notice of Non-Compliance has been filed on the property. He plans to finish the septic and get electrical to the Lots approved in the original CUP.

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 not revoke the CUP for Leisure Properties, to reinstate the CUP renewal for a period of one year from this meeting (December 2018).

SECOND: Petznick

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

MOTION CARRIED

NEW BUSINESS

ITEMS FROM THE STAFF

Sullivan reported to the Planning Commission that Julie from JEO is coming in for a meeting to discuss the current erosion control plan.

ITEMS FROM THE MEMBERSHIP

ITEMS FROM THE PUBLIC

Matt Rasmussen addressed the Planning Commission regarding a personal legal matter.

ADJOURNMENT

MOTION: Rasmussen

I move to adjourn the meeting.

SECOND: Neuverth

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

MOTION CARRIED

The meeting was adjourned at 8:25 p.m.

Gary Lambrecht, Chairman