

WASHINGTON COUNTY PLANNING COMMISSION MINUTES

May 3, 2018

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  
Lyle Schjodt  
Doug Wolfe

**STAFF PRESENT**

Ryan Sullivan  
Teresa McBride  
Lori Diefenbaugh

**COMMISSION ACTION:**

With regard to the April 5, 2018 minutes, the following action was taken:

MOTION: Petznick  
I move the minutes be approved.

SECOND: Schjodt

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

MOTION CARRIED

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

MOTION: Neuverth  
I move the agenda be approved as presented.

SECOND: Wolfe

VOTE: Aye – Lambrecht, Mathiesen, Neuverth, Petznick, Rasmussen, Schjodt, Wolfe  
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.  
Chairman Lambrecht also instructed the public on the required behavior expectations for the evening and that public comments would be held to three minutes.

**OLD BUSINESS**

Conditional Use Permit reviews: Approved Administratively per County Zoning Regulations Section 6.14 and 6.18.

Mike & Rita Black	Animal Veterinary Hospital
Cottonwood Marina	Advertising Sign
Camp Fontanelle	Advertising Sign

**CONDITIONAL USE PERMIT**

**1. Request by Riverview RV Park for Advertising Sign**

A request to emplace an advertising sign under Article 7, Section 7.08 of the Zoning Regulations for the S ½ NE ¼ in Section 25 Township 19 North-Range 11 East of the Sixth P.M. (General Location: Co. Rd P33 and Co. Rd P14, Blair, NE).

Scott Detavenier, representing Riverview RV Park, described the requested sign as being 4’ x 8’ sign with a 12volt solar light and concrete footing. This one will replace the one that is already in place. The Roads Dept. Superintendent confirmed that since it is the same spot the site triangle will still be met.

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 CUP request as presented.

SECOND: Schjodt

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

MOTION CARRIED

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CONDITIONAL USE PERMIT

**2. Request by Robert Mumm to Construct Accessory Building with no Primary Building on Property**

A request for an accessory building under Article 3, Section 3.15 of the Zoning Regulations for Tax Lot 9 in Section 15 Township 17 North-Range 11 East of the Sixth P.M. (General Location: Co. Rd 36 and Co. Rd 31, Blair, NE).

Robert Mumm explained to the Planning Commission that he would like to build a 30' x 99' wood structure, probably an Astro Building, to store his tractor and other equipment. This building would match the building that is already there.

Chairman Lambrecht opened the public hearing.

Chairman Lambrecht closed the public hearing.

Chairman Lambrecht asked for thoughts and actions from the Commission.

The Planning Commission discussed the reasons for not allowing accessory buildings without a primary residence onsite. Mumm stated that they may build a house there in the future but nothing in the immediate plans.

MOTION: Schjodt

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

SECOND: Neuverth

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

Nay – none

MOTION CARRIED

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NEW BUSINESS

ITEMS FROM THE STAFF

Ryan Sullivan updated the Planning Commission on the comments made by the State Electrical Inspector. The Washington County Attorney is handling all communication with that office.

The Commission discussed having another meeting to complete the updates to the Zoning Regulations. They would like to wait

ITEMS FROM THE MEMBERSHIP

ITEMS FROM THE PUBLIC

ADJOURNMENT

MOTION: Mathiesen

I move to adjourn the meeting.

SECOND: Wolfe

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

Nay – none

MOTION CARRIED

The meeting was adjourned at 8:08 p.m.

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Gary Lambrecht, Chairman