

WASHINGTON COUNTY PLANNING COMMISSION MINUTES

July 5, 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 June 7, 2018 minutes, the following action was taken:

MOTION: Mathiesen
I move the minutes be approved.

SECOND: Wolfe

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

MOTION CARRIED

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

Sullivan stated that the last two agenda items for Mike Hallberg were moved to next month.

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

SECOND: Petznick

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.

Table with 2 columns: Property Name and Description. Rows include Salem Lutheran Church, Wooden Properties, Western Wireless, and Rhea Cattle Company.

CONDITIONAL USE PERMIT

1. Request by Maria Bledsoe for Commercial Dog Kennel with Sign

A request to operate a commercial dog kennel on property under Article 5, Section 5.03.03 of the Zoning Regulations for Tax Lot 13 in Section 18 Township 17 North-Range 12 East of the Sixth P.M. (General Location: CR 34 and CR P35, Blair, NE).

Jeff and Maria Bledsoe addressed the Planning Commission. JeMar dog kennel began in 1996. At that time, they were told no permit was needed. They now have five dogs, four breedable. They have eight runs available. There have been no complaints about their business. Maria read letters of support from her neighbors. The dogs are show dogs and service dogs. No other dogs are boarded 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.

The Commission discussed if a CUP was required, the terms of the CUP, the location of the sign and the buildings, and if this business should be "grandfathered". Sullivan explained that "grandfathered" is not a zoning term and is not in our regulations. This business needs to be brought up to the current regulations which say commercial dog kennels require a CUP.

MOTION: Rasmussen
I make a motion to approve the CUP request for 25 years, with the sign to be placed outside of the County right-of-way, the nonconforming building to remain unaltered, and the business use to remain the same.

SECOND: Wolfe

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

Nay – None

MOTION CARRIED

REZONE

2. Request by Salem Lutheran Church to rezone property from R-2 old to RS-1

A request to rezone property to comply with current zoning to enable lot merger under Article 6, Section 6.01 of the Subdivision Regulations for Lots 5-8, Block 10, Fontanelle, NE.(General Location: 11th St and Nebraska St, Fontanelle, NE).

Tom Moen, representing Salem Lutheran Church, stated that they are trying to bring the property into compliance with the County Regulations.

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

MOTION: Lambrecht
I make a motion to approve the rezone request.

SECOND: Mathiesen

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

Nay – None

MOTION CARRIED

REZONE

3. Request by Salem Lutheran Church to rezone property from A-1 to RS-1

A request to rezone property to comply with current zoning to enable lot merger under Article 6, Section 6.01 of the Subdivision Regulations for Lots 1-4, Block 10, Fontanelle, NE.(General Location: 11th St and Nebraska St, Fontanelle, NE).

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 rezone request.

SECOND: Petznick

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

Nay – None

MOTION CARRIED

CONDITIONAL USE PERMIT

4. Request by Mike McCarthy for Botanical Garden

A request to operate a botanical garden on property under Article 5, Section 5.03.03 of the Zoning Regulations for Tax Lot 47 in Section 28 Township 17 North-Range 13 East of the Sixth P.M. (General Location: CR P51 and CR P40, Omaha, NE).

Mike McCarthy addressed the Commission. Property purchased in 2013. Since 2014, he has been developing a Botanical Garden on this property. Now he wants to build a storage building with a green house. The building will be 40' x 60' with a 12' x 30' greenhouse. There are no plans for a residence on this property at this time.

Chairman Lambrecht opened the public hearing.
Steve Dethlefs spoke in favor of the project.
Chairman Lambrecht closed the public hearing.
Chairman Lambrecht asked for thoughts and actions from the Commission.

Sullivan explained that the Botanical Garden building would become the primary building. If in the future the McCarthys wanted to build a house there, this building would have to be classified differently.

McCarthy said this would only be for his family's use, not commercial.

MOTION: Schjodt

I make a motion to approve the CUP request for a Botanical Garden for a 10 year term.

SECOND: Petznick

MOTION TO AMEND: Rasmussen made a motion to amend the term to 25 years.

SECOND TO AMEND: Mathiesen

VOTE ON AMENDMENT:

Aye - Lambrecht, Mathiesen, Neuverth, Petznick, Rasmussen, Schjodt, Wolfe

Nay – None

AMENDED MOTION: Schjodt

I make a motion to approve the CUP request for a Botanical Garden for a 25 year term.

SECOND: Petznick

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

Nay – None

MOTION CARRIED

REPLAT

5. Request by Mike Hallberg to Replat named subdivision

A request to replat and add lot 3 under Article 2, Section 2.05 of the Subdivision Regulations for Lot 2 in Owakanze Acres subdivision (General Location: CR P49 and CR P38, Omaha, NE).

Moved to next month.

REZONE

6. Request by Mike Hallberg to rezone subdivision from A-1 to RS-1

A request to rezone property to comply with current zoning to enable replat under Article 6, Section 6.01 of the Subdivision Regulations for Lots 1-3, Owakanze Acres subdivision.(General Location: CR P49 and CR P38, Omaha, NE).

Moved to next month

NEW BUSINESS

ITEMS FROM THE STAFF

Sullivan explained the need to be more specific in the terms of the CUP's.

ITEMS FROM THE MEMBERSHIP

The Commission discussed the updated regulations and the process for getting those approved. Lambrecht would like a copy of those before they go to the Board. Sullivan will provide copies to the Planning Commission for review before they sent them to the Board. The Board will get a copy for inspection before they go to a public hearing. A six-pack meeting may be needed also.

ITEMS FROM THE PUBLIC

ADJOURNMENT

MOTION: Mathiesen

I move to adjourn the meeting.

SECOND: Rasmussen

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

Nay – none

MOTION CARRIED

The meeting was adjourned at 8:04 pm.

Gary Lambrecht, Chairman