

WASHINGTON COUNTY PLANNING COMMISSION MINUTES

August 2, 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
Wes Petznick
Terry Rasmussen
Lyle Schjodt
Doug Wolfe

STAFF PRESENT

Ryan Sullivan
Teresa McBride
Lori Diefenbaugh

COMMISSION ACTION:

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

MOTION: Petznick
I move the minutes be approved.

SECOND: Wolfe

VOTE: Aye - Lambrecht, Mathiesen, Petznick, Rasmussen, Schjodt, Wolfe
Nay -

MOTION CARRIED

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

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

SECOND: Rasmussen

VOTE: Aye - Lambrecht, Mathiesen, Petznick, Rasmussen, Schjodt, Wolfe
Nay -

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.

OLD BUSINESS

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

- Fitzgerald Farms Administrative review on CUP for corn milling bio solids in A-1 zone
Board of Education Administrative review on CUP for corn milling bio solids in A-1 zone
Robert Wilkins and Sons Administrative review on CUP for sludge in A-1 zone
Abe's Trash Administrative review on CUP for expansion of construction and demolition waste in A-1 zone
Dakay Inc Administrative review on CUP for Confined Animal Feeding Operation in A-1 zone
Rebecca Smith Administrative review on CUP for temporary two homes on one parcel in A-1 zone

LOT SPLIT

1. Request by Ben Stangl for Lot Split on A-1 zoned property

A request for a Lot Split on a property under Article 2, Section 2.02 of the Subdivision Regulations for the NW 1/4 NE 1/4 in Section 4 Township 17 North-Range 12 East of the Sixth P.M. (General Location: CR P39 Ft. Calhoun, NE).

Ben Stangl addressed the commission, explaining that he was requesting a 5.89 acre lot split on the property, which has never had a split. Stangl will be building on the 32.61 acres.

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

MOTION: Petznick
I make a motion to approve the Lot Split request.

SECOND: Wolfe

VOTE: Aye - Lambrecht, Mathiesen, Petznick, Rasmussen, Schjodt, Wolfe

Nay - none

MOTION CARRIED

REZONE

2. Request by Ben Stangl to rezone Lot Split on A-1 zoned property

A request to rezone property from A-1 to A-LSR to comply with current zoning to enable lot split under Article 6, Section 6.01 of the Subdivision Regulations for the NW ¼ NE ¼ in Section 4 Township 17 North-Range 12 East of the Sixth P.M. (General Location: CR P39 Ft. Calhoun, NE).

Chairman Lambrecht opened the public hearing.

Zach Fowler asked about the term “subdivision”. Sullivan explained that any dividing of land under 10 acres is termed “subdividing”, even if it is only one Lot.

Chairman Lambrecht closed the public hearing.

Chairman Lambrecht asked for thoughts and actions from the Commission.

Schjodt questioned why this land needed to be rezoned if no house was being built on the Lot. Sullivan explained the A-LSR designation was required once the land is split.

The commission discussed possible future uses for the land and possible road requirements.

MOTION: Mathiesen
I make a motion to approve the rezone request.
SECOND: Rasmussen
VOTE: Aye – Lambrecht, Mathiesen, Petznick, Rasmussen, Wolfe

Nay – Schjodt

MOTION CARRIED

REPLAT

3. 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).

Mike Hallberg explained his request to replat the existing two-lot subdivision into a three-lot subdivision. Gary Tinkham, Surveyor, explained the survey and why the land was divided the way it was. Tinkham also explained the setbacks and the bus loop.

Chairman Lambrecht opened the public hearing.

Bob McNew, landowner to the North of the Hallberg’s, asked questions regarding the driveway placement and size.

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 Replat request.
SECOND: Wolfe
VOTE: Aye – Lambrecht, Mathiesen, Petznick, Rasmussen, Schjodt, Wolfe

Nay – none

MOTION CARRIED

REZONE

4. 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).

Chairman Lambrecht opened the public hearing.

Chairman Lambrecht closed the public hearing.

Chairman Lambrecht asked for thoughts and actions from the Commission

MOTION: Petznick
I make a motion to approve the Rezone request.
SECOND: Mathiesen

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

Nay – none

MOTION CARRIED

NEW BUSINESS

ITEMS FROM THE STAFF

ITEMS FROM THE MEMBERSHIP

ITEMS FROM THE PUBLIC

ADJOURNMENT

MOTION: Rasmussen
I move to adjourn the meeting.

SECOND: Mathiesen

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

MOTION CARRIED

The meeting was adjourned at 8:05pm.

Gary Lambrecht, Chairman