

WASHINGTON COUNTY PLANNING COMMISSION MINUTES

September 6, 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

COMMISSION ACTION:

With regard to the August 2, 2018 minutes, the following action was taken:

MOTION: Mathiesen
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:

Ryan Sullivan, Washington County Planning and Zoning Administrator, informed the commission that Item #1 for Jeff Dross had been removed from the Agenda.

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

SECOND: Rasmussen

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.

Innovative Tech Solutions	Administrative review on CUP for contractor’s trailer in A-1 zone
Wooden Properties	Administrative review on CUP for mobile home park in A-1 zone
Howard Peterson	Administrative review on CUP for farm trailer in A-1 zone
Rhea Cattle Company	Administrative review on CUP for farm trailer in A-1 zone
Lippincott Farms	Administrative review on CUP for farm trailer in A-1 zone
Francis Saville	Administrative review on CUP for farm trailer in A-1 zone

DISCUSSION ITEM

PROPERTY ZONING

1. Request by Ron Hinline to discuss current zoning of property

A request for Planning Commission to discuss current zoning on property for the Tax Lot 76 in Section 27 Township 18 North-Range 12 East of the Sixth P.M. (General Location: Hwy 75 and Mill Creek Lane, Ft. Calhoun, NE).

Attorney Greg Drew, representing Ron Hinline, addressed the Planning Commission and explained the Zoning issue. Tax Lot 76 was zoned I-1(old) in 1974 and is listed as R-2 on the current Zoning Map. He could not find any record of a change and is requesting that the property be recognized as I-1(old) now.

Sullivan explained that he had done extensive research into this property and could not find a specific change. The zones were updated in 2005 and possibly the change occurred then.

The Planning Commission discussed the history of the land and the possible reasons why the zoning designation changed.

MOTION: Rasmussen
I make a motion to recommend that TL 76 be shown as I-1(old) on the current zoning map.
SECOND: Wolfe
VOTE: Aye – Lambrecht, Mathiesen, Petznick, Rasmussen, Schjodt, Wolfe

Nay – Neuverth

MOTION CARRIED

NEW BUSINESS

Sullivan asked the Planning Commission to recommend a replacement for Petznick to the Board of Supervisors. The Planning Commission discussed the reasons for recommending or not recommending. They discussed asking the BOS if they could form a committee to talk with each applicant and make a recommendation. They also discussed how to handle members who would like to stay when their terms are up. Sullivan will be talking to the Board about various options.

MOTION: Lambrecht
I make a motion that the BOS be asked if they would like the PC to interview the four applicants and make a recommendation.
SECOND: Neuverth
VOTE: Aye - Lambrecht, Mathiesen, Neuverth, Petznick, Rasmussen, Schjodt, Wolfe
Nay – none

MOTION CARRIED

Wes Petznick was presented a plaque in recognition for his many years of service to the County. This was Wes’s last meeting as he is moving out of state.

ITEMS FROM THE STAFF

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 8:25pm.

Gary Lambrecht, Chairman