

WASHINGTON COUNTY PLANNING COMMISSION MINUTES

October 4, 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
Terry Rasmussen
Lyle Schjodt
Doug Wolfe
Joe McBride

STAFF PRESENT

Ryan Sullivan
Teresa McBride
Lori Diefenbaugh

COMMISSION ACTION:

With regard to the September 6 minutes, the following action was taken:

MOTION: Wolfe
I move the minutes be approved.

SECOND: McBride

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

VOTE: Aye – Lambrecht, Mathiesen, Neuverth, Rasmussen, Schjodt, Wolfe, McBride
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.

Rick and Beth Sweeny Administrative review on CUP for private recreation area in A-1 zone
Site Acquisitions Solutions Administrative review on CUP for 250' cell tower and building in A-1 zone
Melvin Schmidt Administrative review on CUP for cow/calf operation in A-1 zone
Abe’s Trash Administrative review on CUP for contractor’s yard and office in A-1 zone
Martin Marietta Administrative review on CUP for quarry and excavation in A-1 zone

CONDITIONAL USE PERMIT

1. Request by Sheldon Norton for accessory building with no primary building on A-1 zoned property

A request for a CUP to construct accessory building prior to residence on property under Article 5, Section 5.03 of the Zoning Regulations for Tax Lot 62 in Section 29 Township 18 North-Range 12 East of the Sixth P.M. (General Location: CR P37 Blair, NE).

The applicant was not present. Ryan Sullivan, WCPZ Administrator, explained the plan for Norton’s to build an accessory building this Fall and build the house next Spring. Norton has provided plans for both buildings and paid all required fees.

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 table the item till the next meeting.
SECOND: Motion died for lack of Second

MOTION: Wolfe

I make a motion to approve the CUP request as presented

SECOND: Mathiesen

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

Nay – none

MOTION CARRIED

CUP MODIFICATION

2. Request by Mike and Sherri Jacoby to modify Alpaca Event CUP on A-1 zoned property

A request to extend CUP timeframe from 45 to 90 days to allow public onto property under Article 5, Section 5.03 of the Zoning Regulations for Tax Lot 33 in Section 33 Township 18 North-Range 12 East of the Sixth P.M. (General Location: CR 39 Ft. Calhoun, NE).

Sherri Jacoby addressed the Planning Commission and explained that they had added events outside of their approved time. They wished to increase their seasonal days to ninety. They have had 20 extra events so far in 2018. The boutique is open at each event. They also breed and sell Alpacas. They are requesting the operation be allowed for September through November.

Chairman Lambrecht opened the public hearing.

Bud Synehorst, Anthony Dunlap Welchert (letters from McCain, Haas, Williams & Watkins), Glen Peterson (letters from Rasmussen, Wisner, Haas, Workman & Hudson), Tammy Catrin, Mike Jacoby, Erin Sanders, Carl Welchert, Mick Jensen and Pat Bachorski spoke in favor of the modification.

Kurt McKay, neighbor to the West of the Jacoby's, voiced his concern about more traffic. They don't mind the two-day event, but would not support more activity for 90 days.

Kris Robinson, Washington County Building inspector, talked to the Planning Commission about required codes.

Chairman Lambrecht closed the public hearing.

Chairman Lambrecht asked for thoughts and actions from the Commission.

The commission asked more questions of Mrs. Jacoby. The products sold in the boutique include socks, blankets, t-shirts, rugs, pictures, stuffed animals and ornaments. A few of those items are handmade from their own Alpaca fleece. The other items are purchased from various vendors, including some from Peru, that are Alpaca related but not made onsite with Alpaca fleece from the Jacobys. An event runs 1-2 hours, which includes time with the Alpacas and time in the boutique. They do not sell wine at the wine events. Attendees bring their own bottles. They do not have a liquor license.

Lambrecht asked Robinson more information on codes.

MOTION: Schjodt

I make a motion to grant the CUP modification for 90 consecutive days, to run September 1 to November 30 with review in two years.

SECOND: Rasmussen

MOTION TO AMEND: Lambrecht

I move to amend the motion to include:

1. No parking on the gravel road except for one weekend a year.
2. The boutique may not be connected to the residence.

SECOND: Rasmussen

Sullivan requested that the Jacoby's request help from the Sheriff's department with the traffic issues during the Alpaca Days.

VOTE ON AMENDMENT:

Aye – Lambrecht, Mathiesen, Neuverth, Rasmussen, Schjodt, McBride

Abstained - Wolfe

Nay – none

MOTION CARRIED

VOTE ON MOTION WITH AMENDMENT:

Aye - Lambrecht, Mathiesen, Neuverth, Rasmussen, Schjodt, McBride

Abstained - Wolfe

Nay – none

MOTION CARRIED

Lambrecht encouraged the Jacobys to check into the State regulations regarding alcohol at events. The NE Liquor Control Commission has regulations regarding how many people you can have at a public event serving alcohol. Security may be required.

CUP

3. Request by Jeff Dross to operate commercial kennel on A-1 zoned property

A request to operate a commercial kennel under Article 5, Section 5.03 of the Zoning Regulations for Lot 7 in the Rolling Acres Subdivision (General Location: North Ridge Rd, Ft Calhoun, NE).

Jeff Dross was present and explained to the Planning Commission that he had been running a kennel for many years and was just informed that a CUP was required. He is downsizing his operation to 6-7 dogs, which still requires a CUP.

Chairman Lambrecht opened the public hearing.

Neighbors Jim Grave, Brian Ray and Derek Leaque spoke against the CUP, stating noise and roaming dogs as their biggest concerns.

Chairman Lambrecht closed the public hearing.

Chairman Lambrecht asked for thoughts and actions from the Commission.

MOTION: McBride
I make a motion to approve the CUP request with a maximum of seven dogs allowed and a two year term.
SECOND: Lambrecht
VOTE: Aye – McBride
Nay - Lambrecht, Mathiesen, Neuverth, Rasmussen, Schjodt, Wolfe MOTION DENIED

NEW BUSINESS

ITEMS FROM THE STAFF

Sullivan informed the Planning Commission of an NPZA conference on October 10th. They need to let him know if they want to attend. Also, Sullivan will be touring an underground mine in a couple of weeks with Martin Marietta. Anyone wanting to go needs to let him know.

ITEMS FROM THE MEMBERSHIP

Lambrecht asked about the progress of the updated regulations. Sullivan stated the maps were being finished and then it would come to the Planning Commission, hopefully by the end of this year.

ITEMS FROM THE PUBLIC

ADJOURNMENT

MOTION: McBride
I move to adjourn the meeting.
SECOND: Mathiesen
VOTE: Aye – Lambrecht, Mathiesen, Neuverth, Rasmussen, Schjodt, Wolfe, McBride
Nay – none MOTION CARRIED

The meeting was adjourned at 9:45.

Gary Lambrecht, Chairman