

WASHINGTON COUNTY PLANNING COMMISSION MINUTES

February 7, 2019

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 – arrived after roll call
Doug Wolfe

STAFF PRESENT

Ryan Sullivan
Teresa McBride
Lori Diefenbaugh

COMMISSION ACTION:

With regard to the January 3, 2019 minutes, the following action was taken:

MOTION: Wolfe
I move the minutes be approved.

SECOND: Rasmussen

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

MOTION CARRIED

Ryan Sullivan, WCPZA, removed the storm water resolution policy from the Agenda pending review and guidance from the County Attorney.

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

MOTION: Rasmussen
I move the agenda be approved as corrected.

SECOND: Neuverth

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

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

Strohm Vineyard	Administrative review on CUP for winery/vineyard
G Dunklau Inc	Administrative review on CUP for hog confinement
Mark Thompson	Administrative review on CUP for sludge cake application
Dams Farms	Administrative review on CUP for sludge cake application
Kriete Farms	Administrative review on CUP for sludge cake application
Hogermeyer Farms	Administrative review on CUP for sludge cake application
R Wilkens & Sons	Administrative review on CUP for sludge cake application

PUBLIC HEARINGS

None

NEW BUSINESS

The Planning Commission discussed and reviewed aspects of the new Comprehensive Plan and Zoning Regulations that are being drafted. The Commission agreed that Washington County should have zoning regulations. The Commission agreed zoning districts would be defined and assigned to the appropriate areas of the county. The Commission agreed that the districts assigned will be A-1, A-2, RR1, RR2, C-1, I-1 and River Protection Corridor. The Commission agreed that density caps would be established at 4 per ¼ Section in the A-1 and 8 per ¼ Section in the A-2. The Commission agreed that a minimum parcel size of 20 acres would be established in the A-1 and A-2 districts. The Commission outlined a draft Land Use Policy Map and directed the WCPZA to produce this map for the following meeting. There was discussion on livestock feeding operations in the A-1 and A-2 districts.

ITEMS FROM THE STAFF

ITEMS FROM THE MEMBERSHIP – March meeting will be moved to Tuesday the 5th due to the NPZA Conference.

ITEMS FROM THE PUBLIC

ADJOURNMENT

MOTION Rasmussen
I move to adjourn the meeting.

SECOND: Mathiesen

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

MOTION CARRIED

The meeting was adjourned at 9:10pm.

Gary Lambrecht, Chairman