

WASHINGTON COUNTY PLANNING COMMISSION MINUTES

April 4, 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 – arrived at 7:10
Lyle Schjodt
Doug Wolfe
Mike Anderson

STAFF PRESENT

Ryan Sullivan
Teresa McBride
Lori Diefenbaugh

COMMISSION ACTION:

With regard to the March 5th, 2019 minutes, the following action was taken:
The commission discussed the amendment to the February minutes. Schjodt stated that the minutes should reflect what actually happened. The show-of-hands was not an official vote and did not need to be removed. The March minutes can be approved as presented.

MOTION: Lambrecht
I move to approve the March minutes with the adjustment under the motion of the February 7th minutes; a vote was not taken, a show-of-hands was used to draw a consensus to move forward with a draft.

SECOND: Andersen

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

MOTION CARRIED

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

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

SECOND: Mathiesen

VOTE: Aye – Lambrecht, Mathiesen, Neuverth, Rasmussen, Schjodt, Wolfe, Anderson
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 and wall.

OLD BUSINESS:

Conditional Use Permits: Reviewed Administratively per County Zoning Regulations Section 6.14 and 6.18.

Sidebottom Farms Administrative review on CUP for corn milling biosolids
Skinny Bones Administrative review on CUP for signs on property
Camp Fontanelle Administrative review on CUP for small RV Park

PUBLIC HEARINGS

1. Lot Split

Janeane Wilson requests a Lot Split in accordance with Section 2.02 of the subdivision regulations. Property is NE ¼ NE ¼ in Section 14 Township 18 North-Range 9 East of the 6th PM. (General Location is CR 9 and Hwy 91, Arlington NE

Larry Flamme, Peterson Realty, spoke on behalf of Janeane Wilson. The homestead is being separated from the farm ground. The survey will be adjusted to make sure the correct setbacks for the buildings are met.

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

MOTION: Mathiesen
I make a motion to approve the Lot Split request with the corrected survey.

SECOND: Anderson

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

Nay – none

MOTION CARRIED

2. Rezone

Janeane Wilson requests rezone of property from A-1 to A-LSR in accordance with Section 2.02 of the subdivision regulations. Property is NE ¼ NE ¼ in Section 14 Township 18 North-Range 9 East of the 6th PM. (General Location is CR 9 and Hwy 91, Arlington 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: Rasmussen

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

Nay – none

MOTION CARRIED

NEW BUSINESS

The commission discussed the new comprehensive plan and draft regulations including the Future Land Use Map, the Matrix, Zoning, the CLUMP map and Agritourism. The definition of Agritourism Enterprise was given as: Activities conducted on a working farm or ranch and offered to the public for the purpose of education or active tourism related involvement in the farm or ranch operation. These activities must be incidental to the primary agricultural operation on the site or related to natural resources present on the property. Property will be a parcel of 20 acres or more which also produces \$1,000 per year in agricultural income. A CUP will be required.

ITEMS FROM THE STAFF

ITEMS FROM THE MEMBERSHIP

ITEMS FROM THE PUBLIC

The commission took comments from Stephanie _____ and Ted Japp.

ADJOURNMENT

MOTION: Wolfe

I move to adjourn the meeting.

SECOND: Anderson

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

Nay – none

MOTION CARRIED

The meeting was adjourned at 8:50.

Gary Lambrecht, Chairman