

WASHINGTON COUNTY PLANNING COMMISSION MINUTES

May 2, 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 - Absent
Steve Neuverth
Terry Rasmussen
Lyle Schjodt
Doug Wolfe
Mike Anderson

STAFF PRESENT

Ryan Sullivan
Teresa McBride
Lori Diefenbaugh

COMMISSION ACTION:

With regard to the April 4, 2019 minutes, the following action was taken:
Anderson stated that his name was spelled incorrectly. Please correct to 'Anderson'

MOTION: Wolfe
I move the corrected minutes be approved.
SECOND: Schjodt
VOTE: Aye - Lambrecht, Schjodt, Neuverth, Anderson, Rasmussen, Wolfe
Nay - none

MOTION CARRIED

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

MOTION: Schjodt
I move the agenda be approved as presented.
SECOND: Neuverth
VOTE: Aye - Lambrecht, Schjodt, Neuverth, Anderson, Rasmussen, 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 and wall.

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

Bruce Schmidt Administrative review on CUP for borrow pit
Steve Lupardus Administrative review on CUP for advertising sign, Cottonwood Marina
Dam's Farms Administrative review on CUP for application of sludge cake
Trent Meyer Administrative review on CUP for advertising sign, Camp Fontanelle

PUBLIC HEARINGS

1. Conditional Use Permit - Barry and Vicki Kolterman request a CUP for an accessory building with no primary building in accordance with Section 3.15 of the zoning regulations. Property is Outlot A in the Homestead 77 subdivision. (General Location is CR P35 and CR 32, Blair NE)

Barry Kolterman addressed the commission and explained the need for the CUP. This structure was in the plans from the beginning. It will be a barn style with a partial loft and will eventually have bays in the bottom for other homeowners in the subdivision.

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

MOTION: Lambrecht
I make a motion to approve the CUP for an accessory building on Outlot A. No permanent structure is on the Outlot nor will it ever be eligible for one.
SECOND: Schjodt
VOTE: Aye - Lambrecht, Schjodt, Neuverth, Anderson, Rasmussen, Wolfe
Nay - none

MOTION CARRIED

2. Conditional Use Permit - Rhea Realty request a CUP for a borrow pit on property zoned A-1 in accordance with Section 7.02 of the zoning regulations. Property is Tax Lot 25, NE in Section 26 Township 17 North-Range 10 East of the 6th PM. (General Location is CR 19 and CR P38, Bennington NE)

Chairman Lambrecht opened the public hearing.

Ed Bower, neighbor to the West, asked for clarification on the purpose of the borrow pit and it's affect on surrounding land.

Chairman Lambrecht closed the public hearing.

Chairman Lambrecht asked for thoughts and actions from the Commission.

The Commission discussed the possibility of an old well and water lines on the property, the safest route for the trucks to take and the necessity of erosion control.

MOTION: Anderson

I make a motion to approve the CUP request for two years with the requirement to show proof of compliance to NDEQ requirements, use of the paved road to the West (Co. Rd. 19), and well issues to be dealt with according to state requirements.

SECOND: Wolfe

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

Nay – none

MOTION CARRIED

NEW BUSINESS

ITEMS FROM THE STAFF

Ryan Sullivan, WCPZA, updated the commission on the progress of the zoning regulations. He is working on the Matrix and the maps. He hopes to have something to the members in June or July.

ITEMS FROM THE MEMBERSHIP

ITEMS FROM THE PUBLIC

ADJOURNMENT

MOTION: Wolfe

I move to adjourn the meeting.

SECOND: Schjodt

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

Nay – none

MOTION CARRIED

The meeting was adjourned at 8:15pm.

Gary Lambrecht, Chairman