

WASHINGTON COUNTY PLANNING COMMISSION MINUTES

June 6, 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**

Gary Lambrecht, Chairman  
Matt Mathiesen, Vice Chairman  
Steve Neuverth- absent  
Terry Rasmussen  
Lyle Schjodt- absent  
Doug Wolfe  
Mike Anderson

**STAFF PRESENT**

Ryan Sullivan  
Teresa McBride  
Lori Diefenbaugh

**COMMISSION ACTION:**

With regard to the May 2, 2019 minutes, the following action was taken:

MOTION: Mathiesen  
I move the minutes be approved.

SECOND: Wolfe

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

MOTION CARRIED

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

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

SECOND: Rasmussen

VOTE: Aye – Lambrecht, Mathiesen, Rasmussen, 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**

None

**1. Lot Split**

Tom and Lana Valasek request a lot split for a property zoned A-1 in accordance with Section 2.06 of the subdivision regulations. Property is located in SE ¼ SE ¼ Section 26 Township 19 North-Range 10 East of the 6<sup>th</sup> PM. (General Location is CR 16 and CR 21, Blair NE)

Applicant was not present. Ryan Sullivan (WCPZA) explained the purpose of the Split was to remove the homestead from the farmland.

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

MOTION: Wolfe  
I make a motion to approve the Lot Split as requested.

SECOND: Anderson

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

MOTION CARRIED

**2. Rezone**

Tom and Lana Valasek requests rezone of property from A-1 to A-LSR in accordance with Section 2.02 of the subdivision regulations. Property is located in SE ¼ SE ¼ Section 26 Township 19 North-Range 10 East of the 6<sup>th</sup> PM. (General Location is CR 16 and CR 21, Blair NE)

Applicant was not present.

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 Rezone.  
SECOND: Rasmussen  
VOTE: Aye – Lambrecht, Mathiesen, Rasmussen, Wolfe, Anderson  
Nay – none

MOTION CARRIED

---

3. CUP Modification

Joyce Sallach and Monica Mitchell request modification of a CUP to add 60 sites for an RV Park Complex in accordance with Section 2.03.221 of the zoning regulations. Property is located on Tax Lots 15 and 48 in Section 28 Township 17 North-Range 13 East of the 6<sup>th</sup> PM. (General Location is CR P51, Omaha NE)

Monica Mitchell introduced Mike Hamilton and had him explain the proposed expansion for CSM. There will be 20 sites to the North of the driveway that will be used as displacement lots during flooding and storage lots during the off season. There will be an additional 40 lots to the South of the driveway that will be for permanent use during the season.

Chairman Lambrecht opened the public hearing.

Rick Roswick, Davis Mountain Ln, voiced his concerns about the expansion, to include noise, ATVs, trespassing, sewage, trash, and security. He also asked if environmental studies were required for RV Parks.

Nancy McCarthy asked if the campers would be moved during the off season. Sullivan explained that the 180 day rule was a FEMA requirement in the floodplain. RV's need to be removed from the floodplain after 180 consecutive days. This is to deter campers from becoming permanent structures in the floodplain.

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 modification for up to 120 RV sites with services. None of the sites with services can have campers on them year round. At no time can there be more than 120 campers on property.

SECOND: Anderson

AMENDMENT: Rasmussen

I would like to amend the main motion to state that 20 lots in Phase 1 are displacement lots only during the camping season and for storage during the off season.

SECOND: Mathiesen

VOTE ON AMENDMENT: Aye – Lambrecht, Mathiesen, Rasmussen, Wolfe, Anderson

Nay – none

MOTION CARRIED

MOTION: Lambrecht

I make a motion to approve the CUP modification for up to 120 RV sites with services. None of the sites with services can have campers on them year round. At no time can there be more than 120 campers on the property. The 20 Lots in Phase 1 are displacement lots only during the camping season and for storage during the off season.

SECOND: Anderson

VOTE ON AMENDED MOTION: Aye – Lambrecht, Mathiesen, Rasmussen, Wolfe, Anderson

Nay – none

MOTION CARRIED

---

NEW BUSINESS

ITEMS FROM THE STAFF

ITEMS FROM THE MEMBERSHIP

ITEMS FROM THE PUBLIC

Nancy McCarthy requested an address for their pavilion.

Holly Bonasera asked about the resolution Ryan is bringing before the Board of Supervisors at their next meeting. Sullivan explained the resolution.

ADJOURNMENT

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

MOTION CARRIED

The meeting was adjourned at 8:00pm.

---

Gary Lambrecht, Chairman