

WASHINGTON COUNTY PLANNING COMMISSION MINUTES

July 3, 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  
Doug Wolfe  
Mike Anderson

**STAFF PRESENT**

Ryan Sullivan  
Teresa McBride  
Lori Diefenbaugh

**COMMISSION ACTION:**

With regard to the June 6, 2019 minutes, the following action was taken:

MOTION: Schjodt  
I move the minutes be approved.

SECOND: Neuverth

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

MOTION CARRIED

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

Correct agenda to show public hearings numbered as items one, two, and three.  
Correct agenda to show item one being placed on the July 9, 2019 County Board meeting agenda.

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

SECOND: Rasmussen

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**

None

**CONDITIONAL USE PERMIT**

**1. CUP**

Bret Brodersen requests a CUP for the application of corn milling biosolids and gypsum for property zoned A-1 in accordance with Section 7.18 and 7.19 of the zoning regulations. Property is located in SE ½ NW ¼ NE ¼ and Tax Lots 6 & 7 of Section 8 Township 19 North-Range 10 and N ½ NW ¼ and Tax Lot 4 of Section 9 Township 19 North-Range 10 East of the 6<sup>th</sup> PM. (General Location is CR 15 and CR 10, Herman NE)

Bret Brodersen explained to the Commission that he was asking to add corn milling biosolids and gypsum to his farm land. There would be some short-term stockpiling until it could be worked into the land. The product would be spread at approximately 20 ton to the acre.

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

MOTION: Rasmussen  
I make a motion to approve the CUP request.

SECOND: Schjodt

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

MOTION CARRIED

2. CUP

Stephen O’Conner requests a CUP to construct an accessory building prior to a primary building of a property in accordance with Section 3.15 of the zoning regulations. Property is Tax Lot 45 in Section 17 Township 19 North-Range 11 East of the 6<sup>th</sup> PM. (General Location is Hwy 75 and CR P10, Blair NE)

Steve O’Conner explained his request to put up an accessory building before his home construction begins. They are planning to build in the spring of 2020.

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 CUP request for a term of two years.

SECOND: Mathiesen

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

Nay – none

MOTION CARRIED

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3. CUP

Kathy Stephens requests a CUP to operate bed and breakfast establishment in accordance with Section 2.03.50 of the zoning regulations. Property is Long Creek Subdivision Lot 8 located 5009 CR 39, Ft Calhoun, NE.

Kathy Stephens explained that she operates a vacation rental home which holds 13 people on a 20 acre parcel in Long Creek Subdivision. They have not had complaints from neighbors or law enforcement. She lives nearby, but not in the house. They do not serve breakfast. The Airbnb has been operational for 4-5 years.

Chairman Lambrecht opened the public hearing.

Brian & Kelly Richards, neighbors to Stephens, spoke in favor of the CUP.

Chairman Lambrecht closed the public hearing.

Chairman Lambrecht asked for thoughts and actions from the Commission.

Ryan Sullivan, WCPZA, explained the uses in the current Regulations include a bed and breakfast, boarding house, or hotel. The bed and breakfast seemed to be the closest definition that fit what the owners are asking for. The Regulations do not address Airbnbs (vacation rentals).

The Planning Commission discussed this type of business and how the new Regulations would deal with it. Vacation rentals are a commercial use and this property is zoned A-1. The new State Legislative Bill LB57 that passed only pertained to Municipalities, not to Counties. A Boarding house might be a better fit for this operation, but only five boarders would be allowed. More discussion and study on this area would be beneficial.

Member Rasmussen had to leave early.

MOTION: Schjodt

I make a motion to continue this request item until the August meeting and ask that Sullivan provide more detail and possible solutions.

SECOND: Mathiesen

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

Nay – none

MOTION CARRIED

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NEW BUSINESS

ITEMS FROM THE STAFF

ITEMS FROM THE MEMBERSHIP

ITEMS FROM THE PUBLIC

ADJOURNMENT

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

MOTION CARRIED

The meeting was adjourned at 8:15.

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Gary Lambrecht, Chairman