

WASHINGTON COUNTY PLANNING COMMISSION MINUTES

August 1, 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- arrived at 7:05
Steve Neuverth
Terry Rasmussen
Lyle Schjodt
Doug Wolfe
Mike Anderson

STAFF PRESENT

Ryan Sullivan
Teresa McBride
Lori Diefenbaugh

COMMISSION ACTION:

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

MOTION: Rasmussen
I move the minutes be approved.

SECOND: Wolfe

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

MOTION CARRIED

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

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

SECOND: Anderson

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.

Board of Education. CUP – Administrative review for application of corn milling biosolids.
General Location is CR 34 and CR 51, Ft Calhoun.
Review Date – August 2019
Next Review Date – August 2020

Mike Fitzgerald. CUP – Administrative review for application of corn milling biosolids. No application this year, land currently flooded.
General Location is CR 34 and CR 49, Ft Calhoun.
Review Date – August 2019
Next Review Date – August 2020

Robert Wilkins. CUP – Administrative review for application of sludge.
General Location is CR 23 and CR 26, Blair.
Review Date – August 2019
Next Review Date – August 2020

Mardell Enterprise, c/o John O’Dell. CUP – Administrative review of placement of job site trailer (single wide). Government clean-up project.
General Location is CR 30 old missile base, Arlington. Trailer is still being used.
Review Date – August 2019
Next Review Date – August 2020

Rebecca Smith. CUP – Administrative review for temporary allowance of second home on property. Occupy existing while building new. CUP ends August 2019. Owner has not finished decommissioning property.
General Location is Macc Lane, Omaha.
CUP End Date – August 2019

PUBLIC HEARINGS

1. Lot Split

Diane Grabbe requests one time lot split for property zoned A-1 in accordance with Section 2.02.06 of the subdivision regulations. Property is located in N ½ NW ¼ Section 17 Township 19 North-Range 10 East of the 6th PM. (General Location is CR 13 and CR P10, Herman NE)

Diane Grabbe was present and explained to the commission that she wishes to split off a piece of land for her son to build on.

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.

SECOND: Rasmussen

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

Nay – none

MOTION CARRIED

2. Rezone

Diane Grabbe is required to rezone lot split property in accordance with Section 2.02.07 of the subdivision regulations. Property is located in N ½ NW ¼ Section 17 Township 19 North-Range 10 East of the 6th PM. (General Location is CR 13 and CR P10, Herman 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.

SECOND: Anderson

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

Nay – none

MOTION CARRIED

3. Text Amendment

Cathy Stephens requests a text amendment to the zoning regulations and land use matrix in accordance with Section 1.06 and 2.03.226 of the zoning regulations. The request is to add a definition for 'Bed and Breakfast Establishment' to Section 2.03.50. The request will also add 'Bed and Breakfast Establishment' as a conditional use in the RA zoning district of the land use matrix.

Cathy Stephens was present and requested the text amendment be added to the zoning regulations and the land use matrix. She also requested that the number of people in the home be raised to accommodate 13 people as that is what they have sleeping areas for.

Ryan Sullivan, WCPZA, read the proposed text amendment: Bed and Breakfast Establishment shall provide for short term lodging in a house which may include accessory structures and other features immediately surrounding the home and yard such as pools, hot tubs and gazebos. The number of guests shall not exceed two per each bedroom which meets residential building code standards. The number of guest's vehicles shall not exceed the number of bedrooms that meet residential building code standards.

The planning commission discussed the number of people allowed in the home, the number of bedrooms allowed, the amount of cars allowed, and the length of time customers are allowed to stay. This text amendment will affect the entire County; it is not just for this applicant. They also discussed if this should be considered a commercial venture and if ADA and fire standards should be considered.

Chairman Lambrecht opened the public hearing.

Chairman Lambrecht closed the public hearing.

Chairman Lambrecht asked for thoughts and actions from the Commission.

MOTION: Anderson

I make a motion to change the verbiage in the amendment to 3 people per bedroom with a maximum of 15 people per home.

SECOND: Rasmussen

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

Nay – none

MOTION CARRIED

Sullivan restated the amendment: Bed and Breakfast Establishment shall provide for short term lodging in a house which may include accessory structures and other features immediately surrounding the home and yard such as pools, hot tubs and gazebos. The number of guests shall not exceed three per each bedroom which meets residential building code standards. The number of guest’s vehicles shall not exceed the number of bedrooms that meet residential building code standards. The maximum occupancy of guests shall be 15 per day.

MOTION: Schjodt
I make a motion to approve the revised text amendment as ready by Sullivan.

SECOND: Anderson

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

MOTION CARRIED

4. Rezone

Cathy Stephens requests a rezone of property from A-1 Primary Agriculture to RA Rural Acreage. Property is located 5009 CR 39, Ft Calhoun NE.

Cathy Stephens stated she is asking for a Rezone to qualify for a CUP for a Bed and Breakfast Establishment as stated in the previous text amendment.

Sullivan explained the need for this property to be rezoned before a CUP can be applied for.

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 due to the characteristics of this area as recognized as rural residential in nature and identified as rural acreage on the future land use map.

SECOND: Lambrecht

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

MOTION CARRIED

5. General Development Plan

Barry and Vicky Kolterman present a general development plan for a subdivision of property in accordance with Section 3.06 of the subdivision regulations. Property is Tax Lot 65 and Tax Lot 66 in Section 6 Township 17 North-Range 12 East of the 6th PM. (General Location is CR 32, Blair NE)

Randy Rector spoke for the Koltermans and explained the plan to expand Homestead 77 to the West and down to County Road 32. Barry Kolterman also answered questions from the commission.

The commission discussed the grade of the road, where the water lines would run and the number of new lots added.

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 general development plan.

SECOND: Schjodt

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

MOTION CARRIED

NEW BUSINESS

ITEMS FROM THE STAFF

ITEMS FROM THE MEMBERSHIP

ITEMS FROM THE PUBLIC

ADJOURNMENT

MOTION: Rasmussen
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 9:10.

Gary Lambrecht, Chairman