

WASHINGTON COUNTY PLANNING COMMISSION MINUTES

September 5, 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

COMMISSION ACTION:

Chairman Lambrecht called the meeting to order at 7:00 p.m.

Roll call by Ryan Sullivan, WCPZA. Matt Mathiesen arrived at 7:05. Terry Rasmussen arrived at 7:08.

With regard to the August 1, 2019 minutes, the following action was taken:

MOTION: Schjodt

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: Schjodt

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 Permit reviews: Approved Administratively per County Zoning Regulations Section 6.14 and 6.18.

NA

PUBLIC HEARING

1. Lot Split

Dee Magill 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 SE ¼ Section 6 Township 19 North-Range 10 East of the 6th PM. (General Location is CR P6 and CR 13, Herman NE)

Dee Magill explained that she wanted to break the homestead from the farmland so she could keep the house if she wanted to sell 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 request.

SECOND: Anderson

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

Nay – none

MOTION CARRIED

2. Rezone

Dee Magill is required to rezone lot split property from A-1 to A-LSR in accordance with Section 2.02.07 of the subdivision regulations. Property is located in N ½ SE ¼ Section 6 Township 19 North-Range 10 East of the 6th PM. (General Location is CR P6 and CR 13, 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: Anderson
I make a motion to approve the Rezone.
SECOND: Rasmussen
VOTE: Aye – Lambrecht, Mathiesen, Neuverth, Rasmussen, Schjodt, Wolfe, Anderson
Nay – none
MOTION CARRIED

3. Lot Split

John and Heather Hall request one time lot split for property zoned A-1 in accordance with Section 2.02.06 of the subdivision regulations. Property is located in NW ¼ Section 7 Township 17 North-Range 11 East of the 6th PM. (General Location is CR 32 and CR 23, Kennard NE)

Heather Hall explained to the commission their wish to buy the homestead from her grandparents after it is split from the farmland, which her father farms. The lane stays with the property, which also includes the well. The farm structures will stay with the farm.

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 request.
SECOND: Schjodt
VOTE: Aye – Lambrecht, Mathiesen, Neuverth, Rasmussen, Schjodt, Wolfe, Anderson
Nay – none
MOTION CARRIED

4. Rezone

John and Heather Hall are required to rezone lot split property from A-1 to A-LSR in accordance with Section 2.02.07 of the subdivision regulations. Property is located in NW ¼ Section 7 Township 17 North-Range 11 East of the 6th PM. (General Location is CR 32 and CR 23, Kennard 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: Mathiesen
VOTE: Aye – Lambrecht, Mathiesen, Neuverth, Rasmussen, Schjodt, Wolfe, Anderson
Nay – none
MOTION CARRIED

5. Rezone

Ken Zeller requests a rezone of property from A-1 Primary Agriculture to RS-1 Rural Subdivision. Property is Lot 13 of Long Creek subdivision. (General Location is CR P32 and CR 39, Ft Calhoun NE)

Sullivan added that he had received an updated survey since sending out the packets. He had also been given a letter from the owner of Lot 43 stating their approval of the sale of the land.

Ken Zeller was present and explained to the commission that he wished to purchase some land from Lot 43 of Glen Oaks Subdivision to the North of his property and add it to his land so that his property line doesn't run through his driveway. The land needs to be rezoned to RS-1 to combine the properties.

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

Schjodt asked for a further explanation from Sullivan as to why the property needs to be rezoned to be combined with land from Glen Oaks. Sullivan explained.

MOTION: Mathiesen
I make a motion to approve the Rezone
SECOND: Neuverth
VOTE: Aye – Lambrecht, Mathiesen, Neuverth, Rasmussen, Schjodt, Wolfe, Anderson
Nay – none

MOTION CARRIED

6. CUP

Larry Oerman requests 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 60 in Section 8 Township 18 North-Range 9 East of the 6th PM. (General Location is Hwy 91 and County Line Rd, Fontanelle NE)

Larry Oerman explained to the commission that he wanted to sell dirt to the County to repair County Line Rd. He doesn't have the bid yet but wanted to be ready in case he does get it.

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 CUP request with a two year term.
SECOND: Mathiesen
VOTE: Aye – Lambrecht, Mathiesen, Neuverth, Schjodt, Wolfe, Anderson
Abstain - Rasmussen
Nay – none

MOTION CARRIED

7. CUP

William Ruwe requests a CUP for temporary two homes on one parcel on property zoned A-1 in accordance with Section 5.03.03 of the Zoning Regulations. Property is Tax Lot 16 in Section 24 Township 19 North-Range 10 East of the 6th PM. (General Location is Co Rd 21 and Co Rd 14, Blair NE)

Billy Ruwe explained to the commission that he wishes to live in the old house on the property while he builds a new house. He hopes to start right away and be done by May. The old house would then be demolished.

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 CUP request with a two year term.
SECOND: Rasmussen
VOTE: Aye – Lambrecht, Mathiesen, Neuverth, Rasmussen, Schjodt, Wolfe, Anderson
Nay – none

MOTION CARRIED

NEW BUSINESS

ITEMS FROM THE STAFF

ITEMS FROM THE MEMBERSHIP

Schjodt asked that Sullivan look into having CUP requests for temporarily having two houses on one property becoming an administrative action that would not come to the Planning Commission. Sullivan will inquire into how other counties handle these requests. The change would require a text amendment.

ITEMS FROM THE PUBLIC

ADJOURNMENT

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

MOTION CARRIED

The meeting was adjourned at 7:42.

Gary Lambrecht, Chairman